



Home Farmhouse

Home Farm, Water Lane, Hawkhurst, Kent, TN18 5DL

Batcheller
Monkhouse

Our Corner of England

Home Farmhouse

An attractive and beautifully presented, detached, Grade II listed house, approximately 4718 sq ft, situated in a sought after location, with gardens and grounds of approximately 3.56 acres, together with ample off-road parking and detached studio.

Ground Floor

- Entrance Hall
- Drawing Room
- Dining Room
- Study
- Games/Family Room
- Sitting Room
- Kitchen/Breakfast Room
- Utility/Boot Room
- Cloakroom
- Cellar

First Floor

- Principal Bedroom with Dressing Room
- 4 further Bedrooms
- Shower Room
- Bathroom

Second Floor

- 2 further bedrooms
- Shower Room
- Games Room

Studio

- Gym
- Workshop

Outside

- Parking area
- Mature gardens and grounds
- Paddock
- In all about 3.56 acres



DESCRIPTION

Home Farmhouse is a beautifully presented and substantial period house offering excellent and versatile space of approximately 4718 sq ft. The house benefits from good ceiling heights and retains period features throughout. The elevations are predominantly brick, part tile hung and weather boarded beneath a tiled roof.

The main features of the property include:

- **Entrance hall** with part tongue-and-groove panelled walls and brick and stone flooring.
- Delightful **drawing room** with a garden outlook: excellent ceiling height and exposed timbers; finished with a solid wood floor and benefiting from an inglenook fireplace with a raised tile hearth, bressumer beam and a wood burner.
- The **dining room** is of an excellent size with solid wood flooring, a further impressive inglenook fireplace with a deep tiled hearth, bressumer beam, exposed brick and stone work and a wood burner. To the rear of the fireplace there are recessed shelving units either side.
- Off the dining room there is a **study** with a view out across the garden and benefitting from built-in wooden bookcases.
- The **kitchen/breakfast room** has a wonderful partly vaulted ceiling, some open beam work and is finished with a tiled floor. The kitchen is fitted with a range of bespoke kitchen cupboards complemented by granite worktops and a further wooden worktop. There is a butler sink, integrated AEG dishwasher and an AGA recessed within the chimney breast. There is a good size larder cupboard and space for American style fridge/freezer.
- To the rear of the property there is a **sitting/family room** with exposed beams, a window to the rear and a woodburner. There is a **games room** and a further door leads through to the **utility/boot room**.
- On the first floor, the **principal bedroom** benefits from a window to the front of the property overlooking the gardens; finished with wooden flooring and benefits from good ceiling height with exposed beams. There is an interconnecting **dressing room** with ample space for free standing furniture.
- **Four further bedrooms** on the first floor, together with a **shower room**, which is fitted with a white suite, comprising handwash basin, WC and shower cubicle, recessed shelving, and cupboards, together with a heated towel rail.



- The **Family bathroom** is fitted with a white suite, comprising handwash basin within a vanity unit, partly tiled, with a shower cubicle, WC and free-standing roll top bath. There is also an excellent inner landing with good space for a **reading/study** area.
- On the second floor there is a spacious attic room, which is currently used as a **games room**, with a window to one end and a vaulted ceiling, together with a useful storage cupboard. There are **two double bedrooms** and a separate **shower room**, which is fitted with a handwash basin, WC and shower.

OUTSIDE

There is ample parking adjacent to the front of the property; the gardens are mature and well established, featuring generous expanses of lawn with specimen trees and mature flower and shrub beds, together with paved terraces; ideal for al fresco dining. There is an excellent, timber framed, detached outbuilding, which currently incorporates a **gym and a workshop/store**. From the mature garden there is an area of paddock, interspersed with mature trees. In all about 3.56 acres.





AMENITIES

Local: Home Farmhouse is situated on the fringes of the bustling village of Hawkhurst with its boutique shops, village butchers and bakers, Tesco and Waitrose stores, cafes, restaurants, pharmacy and doctors.

Towns: Cranbrook (4.3 miles) and Tunbridge Wells (13.8 miles) for more comprehensive amenities and shopping.

Transport: Etchingham Station (4.9 miles). Stonegate Station (8 miles). The A21 is within 2.8 miles linking to the M25.

Schools: Hawkhurst Primary school and Cranbrook school. There are two well-regarded preparatory schools in Hawkhurst, Marlborough House and St Ronan's. Claremont school on the outskirts of Hastings and senior school at Bodiam. Vinehall at Robertsbridge. Cranbrook school catchment area.

Leisure: Bedgebury Pinetum and Bewl Water for walking and cycling. Hawkhurst Tennis and Squash Club. Two golf courses at Dale Hill. Kino digital cinema. Nearby country pubs. Bonfire Society.

DIRECTIONS

From the centre of Hawkhurst, proceed in an easterly direction for approximately 0.6 of a mile and bear left into Water Lane. Continue along Water Lane for approximately 900 yards, passing the entrance to St Ronan's school on the right hand side, and take the next turn on the right, signposted Home Farmhouse where the property will be found, after a short distance, on the right hand side.

What3Words: ///target.local.squirted

Additional Information:

Local Authority: Tunbridge Wells www.tunbridgewells.gov.uk 01892 526121

Services (not checked or tested): Mains electricity and water. No mains gas. Oil fired central heating and shared private drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K764201

EPC: EPC rating is Exempt **Council Tax Band:** G

Agents Note: There is a public footpath which runs along the top of the paddock which is fenced off.

GUIDE PRICE £1,475,000 - £1,550,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office on telephone 01892 512020.



NOTE:

Batcheller Monkhouse gives notice that:

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5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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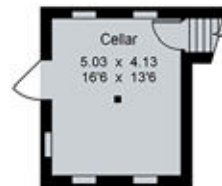
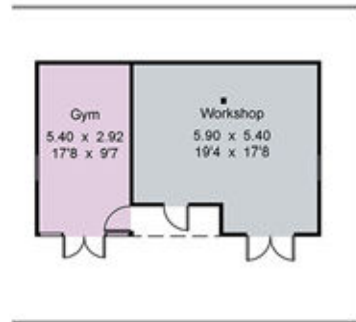
Home Farmhouse, Hawkhurst

Gross internal area (approx) 438.4 sq m/ 4718 sq ft

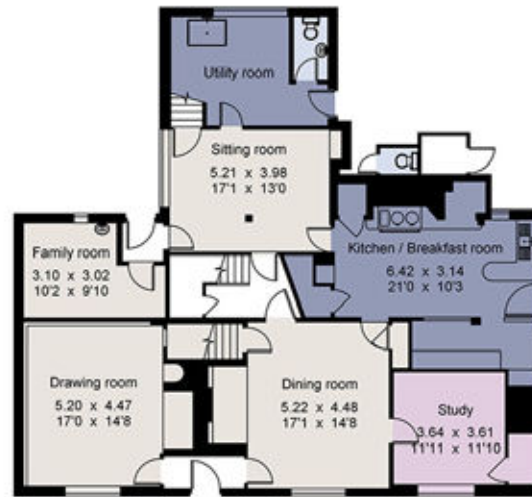
Cellar 20.8 sq m/ 223 sq ft

Gym / Workshop 45.3 sq m/ 487 sq ft

Total 504.5 sq m/ 5428 sq ft



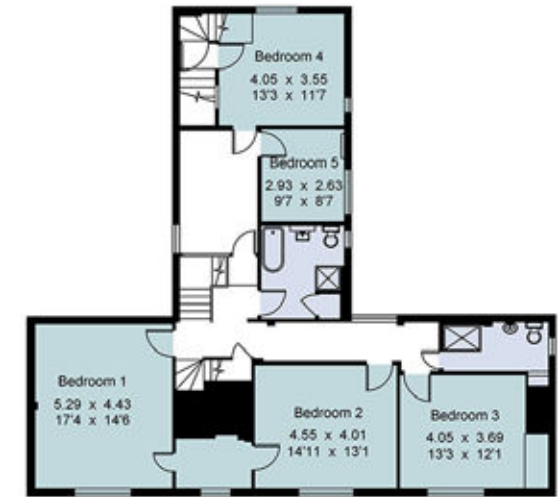
Lower ground floor



Ground floor



Second floor



First floor

For identification only - Not to scale
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