

Great Gills House, Hawkhurst, Kent





A **beautifully presented** family house set in gardens and grounds of around 4.5 acres with an indoor swimming pool.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Living room | Kitchen/breakfast room | Study | Wine store | Utility room
Cloakroom with WC

Principal bedroom with dressing room and en suite bathroom | Four further bedroom all with access to their own bathroom
Games room | Cinema room

Indoor swimming pool | Triple open bay garage

In all about 4.5 acres

Distances

Hawkhurst 1 mile, Cranbrook 3.4 miles, Staplehurst 9 miles (London Bridge from 53 minutes), Tunbridge Wells 15 miles, London 57 miles
(All distances and times are approximate)



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Situation

There is a good range of shops in Hawkhurst which is a mile from Great Gills House. More extensive shopping is available in Tenterden and Tunbridge Wells. The mainline train services run to London from either Staplehurst or Etchingham stations and they connect into London Bridge, Waterloo East, Charing Cross and Cannon Street.

Excellent schooling opportunities are found locally at both primary and secondary levels, in the private and state sectors. These include St Ronans, Marlborough House and Dulwich preparatory schools, Hawkhurst and Sandhurst primary schools, Cranbrook School, Benenden School for Girls and Homewood School in Tenterden. Further afield there are excellent schools in Tunbridge Wells and Sevenoaks. Great Gills House is currently in the Catchment for Cranbrook School 2023.

The A21 gives excellent links to the M25 and major motorway networks, Heathrow and Gatwick airports and the Channel Tunnel Terminals

There are good sports and leisure opportunities including golf courses in Ticehurst, Rye and Great Chart at Biddenden. Excellent local walks and riding in Hemsted Forest, a variety of activities at Bedgebury Pinetum and Bewl Water and the coast which is about 20 miles to the south.





The property

Great Gills House is a substantial family home dating from the 1920s with later additions. The house is presented in immaculate order throughout with well proportioned accommodation arranged over three floors together with a covered heated swimming pool and open bay garaging for three cars and gravelled parking for multiple cars.

The house offers stunning high ceilings and period fireplaces. The elegant reception hall with Jetmaster fire gives access to the principal reception rooms; a beautiful light, airy drawing room with attractive centrally situated marble fireplace, glazed door opening to a paved terrace and a formal dining room. Further reception rooms include a living room, sitting room and adjoining study.

The impressive kitchen/breakfast room, with doors to the garden, the utility room adjoins the kitchen and is fitted to match the kitchen with an excellent level of further storage cupboards and space for a washing machine and tumble dryer.

Situated on the first floor is the superb principal bedroom suite with dressing room featuring wall to wall hanging and storage, and a luxuriously appointed en suite bathroom



Four further beautifully presented double bedrooms, together with four bath/shower rooms (two en suite) complete the first floor accommodation. There is underfloor heating beneath the carpets across the whole first floor

On the second floor there is a fully equipped cinema room and a substantial games room with sound- proofed floor (easily divisible to form a sixth bed with en suite if required).

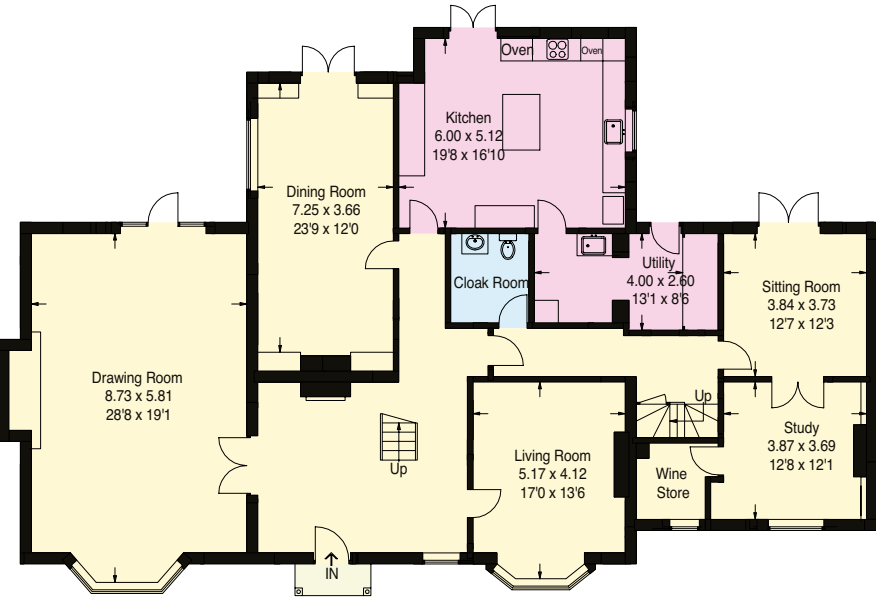


Approximate Gross Internal Floor Area
499.6 sq m / 5378 sq ft
Outbuilding (Including Open Bay Garage / Pool)
= 193.6 sq m / 2084 sq ft
Total = 693.2 sq m / 7462 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

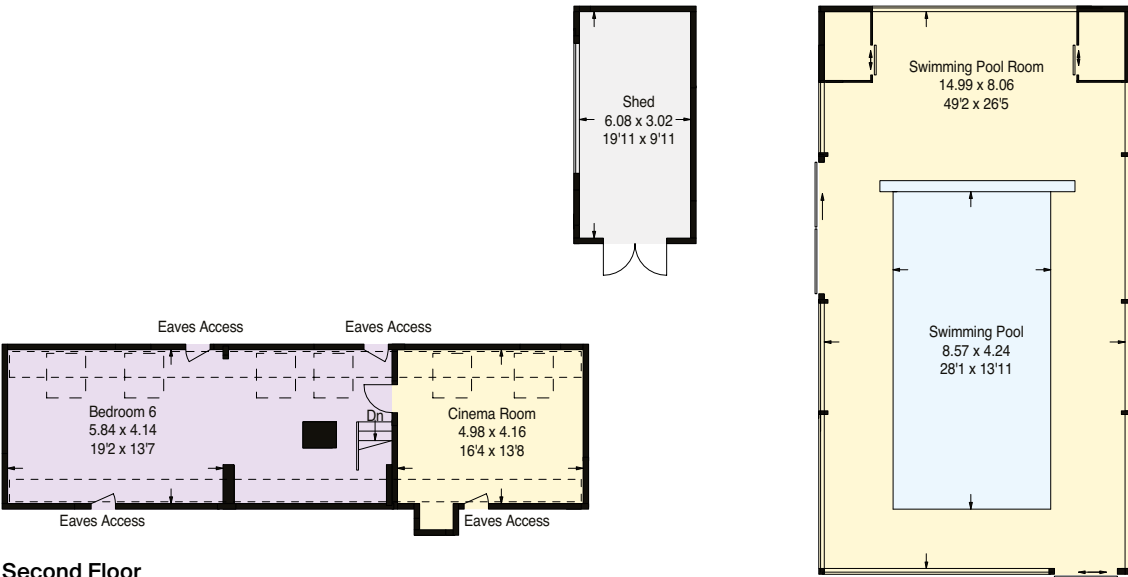


--- = Reduced headroom
below 1.5 m / 5'0

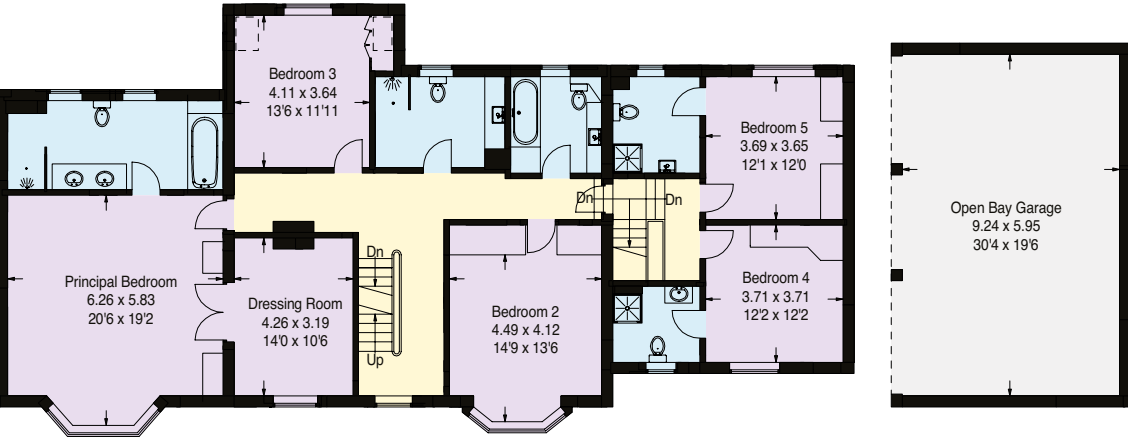


Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



First Floor

(Not Shown In Actual
Location / Orientation)





Gardens & grounds

Great Gills House is approached via automatic double gates which open to a generous gravel parking area. To the east of the house lies the triple open bay garage block.

The well established landscaped gardens lie mainly to the south and west of the house and comprise an extensive Indian sandstone terrace edged by box hedging. The lawns are planted with seasonal bulbs and feature varieties of specimen trees and shrubs. There is also an excellent dedicated children's play area. Timber gates give access via the drive, to a further expansive area of lawn, well screened by mature trees which backs on to the golf course and which, subject to any relevant planning permissions or approvals could accommodate a tennis court.

The indoor heated swimming pool lies immediately to the south of the house and has an electric cover, changing area and sliding doors providing direct access to the gardens. The garden pavilion has lighting and heating and sits up to eight people.



Services

We are advised by our clients that they are on mains electricity and water as well as mains gas fired central heating and mains drainage. There is an independent gas boiler for the swimming pool. The house has burglar alarms in the main house and outbuildings. The solar panels on the roof contribute towards both the heating and hot water.

Directions (TN18 5EJ)

What3words: Gilding.Broccoli.Bungalows

Property information

Tenure: Freehold

Local Authority: Tunbridge Wells borough Council: 01892 526121

Council Tax: Band H

EPC Rating: D



Garden Pavilion

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2023. Photographs and videos dated February 2023.

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