



**Knight  
Frank**

# Primrose Hill

Slip Mill Lane, Hawkhurst, Cranbrook, TN18 5AB



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**Guide Price £2,250,000**

A delightful Grade II Listed Georgian country house standing in idyllic gardens and grounds with fields and woodlands

Accommodation: Entrance Hall, Drawing Room, Dining Room, Family Room, Study, Kitchen/Breakfast Room, Utility Room, Large Boot Room, Rear Hall, Cellar

7 Bedrooms, 3 Bathrooms, 3 WCs

Outbuilding, Bar, Tennis Court, Double Garage

About 21.43 acres

All of the grazing land (excluding the woodlands) totalling 10.87 acres is the subject of a Farm Business Tenancy agreement with the neighbouring farm owner. This agreement expires on 31st December 2024 and is renewable by mutual agreement. For the duration of the agreement, the responsibility for the land (including fences, gates etc) and all livestock rests with the tenant. Copies of the agreement can be made available on request.



# Description

This handsome Georgian house is beautifully set above a sweeping front lawn and approached by a long driveway to a turnaround in front of the imposing front façade. The main entrance is set above Portland Stone steps and framed by a classical portico. The hallway has matching spacious reception rooms to left and right and leads to an impressive central staircase, beyond which are the dining room, study and kitchen areas.

All rooms on both floors have excellent views and many are double and even triple aspect creating a wonderfully light and bright interior. The rooms are well laid out around the central stairs to create a house that is very homely and suited to family life.

The interior of the house retains many period features including 7 fireplaces, 5 of which are original Georgian. The windows are timber sash with traditional 'lamb's tongue' glazing bars and most of the doors are traditional 6 panelled with elegant double architraves. Deep decoratively moulded skirtings and cornices add refinement in the principal reception rooms.

The terrace faces south west with far reaching views over the lawns, river and woodlands and provides a sunny eating spot

for most times of the year. To the rear is a beautiful walled garden, once the kitchen garden for the house, which provides a secure play area for children and dogs and with a shady mature mulberry tree at its centre.

The main lawn was once an Edwardian tennis court and is now used for croquet and ball games. At the end is a round pond which is fed by a spring providing clear water at all times of the year and sheltered by a magnificent oak. The gardens are terraced and include an attractive lavender walk leading up to the orchard which in spring is a sea of daffodils of some 10 different varieties.



# The River

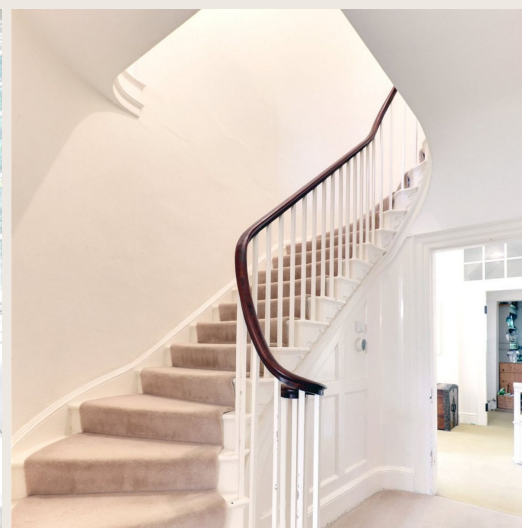
At the bottom of the garden the river runs through and broadens out with 2 islands to form what was once the mill pond to Slip Mill the other side of the lane.



## The History

Local history records that Primrose Hill was built in 1802 by William Ayerst, the miller who made money from the mill but also from harbouring brandy smugglers, an activity notorious in the area.





# Location

In a lane on the edge of the village with a wide range of amenities and independent shops including butcher, chemist, hairdresser, baker and both Waitrose and Tesco. There are two pubs, Chinese restaurants, an Indian and Kino cinema. Popular farm shops, cafes and Gastropubs are in the locality. More extensive shopping is available in Tunbridge Wells, Tenterden and Rye. Education: An excellent range of state and independent schools are in the area. Primary schools: Goudhurst, Ticehurst and Benenden. Prep schools: Marlborough House School, Dulwich Prep and St Ronan's. At senior level grammar schools include Cranbrook School, Tunbridge Wells Girls, Tunbridge Wells Boys. Skinners, Tonbridge and Judd, independent schools: Benenden, King's Canterbury, Tonbridge, Eastbourne College. St Leonard's Mayfield and Sevenoaks.

Leisure/sporting facilities: Sports and leisure opportunities can be found in Hawkhurst, Cranbrook, Tenterden and Tunbridge Wells with the coast, historic Rye and Camber Sands c. 15 miles to the south. Bewl Water offers a range of activities including sailing, rowing, and walking. Local walks, cycling and riding can be found in Hemsted Forest and Bedgebury Pinetum. National Trust and other properties are nearby including Scotney Castle, Great Dixter, Bodiam Castle and Sissinghurst.

Communications: Rail links into London are found at Etchingham and Staplehurst to London Bridge, Waterloo East, Cannon Street and Charing Cross. The A21 gives links to the M25, coast, motorway networks, Heathrow and Gatwick airports and the Channel Tunnel Terminus.



# Floorplans

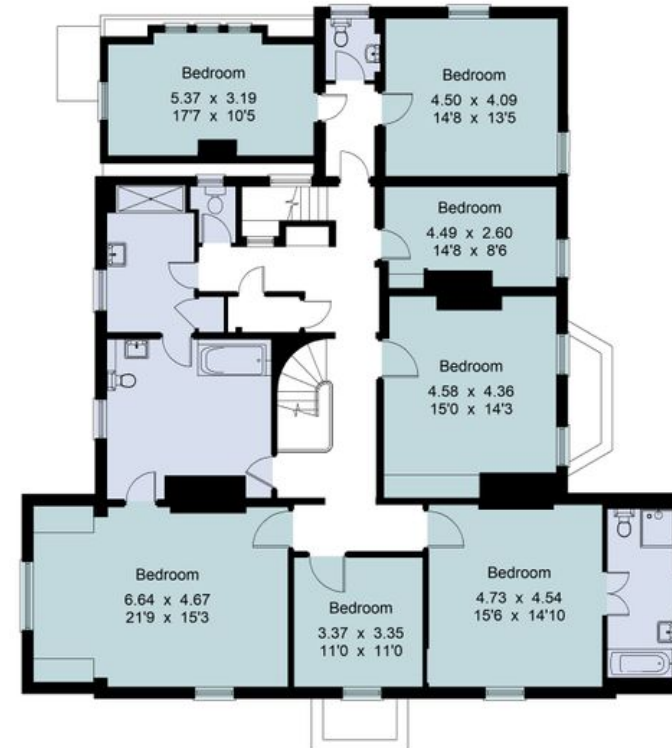
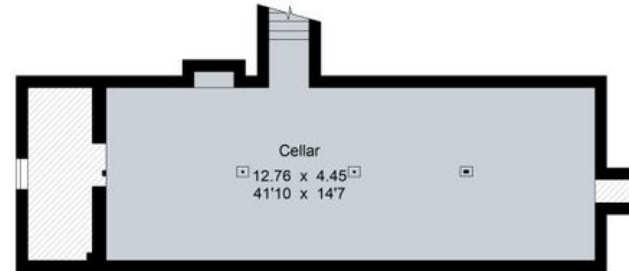
Approximate Gross Internal Floor Area 5,440 sq ft

## Primrose Hill, Hawkhurst

Gross internal area (approx) 446.5 sq m/ 4,806 sq ft

Cellar 58.9 sq m/ 634 sq ft

Total 505.4 sq m/ 5,440 sq ft



For identification only - Not to scale

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# Property Details

## **Council Tax**

Band = H

## **Tenure**

Freehold

## **Services**

Mains water and electricity. Private drainage. Oil fired central heating.

The river has fish including wild brown trout and fly fishing is available subject to the purchase of a licence.

## **EPC**

EPC Rating = EXEMPT

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## Enquire



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## More Information



### **View Digital Brochure**

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