

# Moor Lodge, Hawkhurst, Kent





# Moor Lodge, Talbot Road, Hawkhurst, Kent

A most attractive and well-proportioned Grade II listed family house, located in a prominent position on the popular Moor side of the village, offering flexible accommodation with the benefit of a one bedroom annexe and a detached period coach house.

A21 (Flimwell) 3.2 miles. Cranbrook 5 miles. Etchingham station 5 miles (London Bridge from 66 minutes). Staplehurst station 10 miles (London Bridge from 53 minutes). Tenterden 11 miles. Rye 14 miles. Tunbridge Wells 15 miles. Ashford International 23 miles (London St Pancras from 36 minutes). M25(J5) 28 miles. Gatwick airport 38 miles. (All times and distances approximate)



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**Tenure:** Freehold

**Local authority:** Tunbridge Wells Borough Council, Tel. 01892 526121.

**Council tax band:** F

**Services:** Mains water and electricity. Gas-fired heating. Mains drainage.







## The Property

Moor Lodge is an extremely attractive Grade II listed property that is understood to date from the late 18th century, with more recent additions. It has traditional white weatherboard elevations under a mellow Kent peg tiled roof. The well proportioned and spacious accommodation has good ceiling heights and retains a number of character features. During their ownership, our vendors have extended the property to create a fantastic, modern kitchen with views over the garden.

Internally, the front door opens into an entrance hall giving access to the principal reception rooms which include a wonderful drawing room with wooden flooring and a fireplace with fitted shelving to either side. Both the drawing room and the sitting room have handsome bay windows overlooking the front garden and The Moor beyond. There is also a study/home office with a separate entrance to the front (historically a doctor's surgery). The dining room has a window to the side and wooden flooring.

A door leads through to a rear hall giving access to the annexe which comprises a sitting room and shower room on the ground floor and a bedroom on the first floor. The rear hall also has a door to the outside providing separate access to the annexe if required.

From the dining room, steps lead down to the fabulous triple aspect kitchen extension which has a range of fitted cupboards with integrated appliances, Range cooker, central island with breakfast bar, walk-in pantry, attractive vaulted ceiling, tiled floor and impressive bi-fold doors opening onto a decked terrace and gardens beyond. There is also a useful utility room with a range of fitted cupboards, sink and door to the rear as well a cellar providing a wine store and store room.

On the first floor, there are four bedrooms as well as a family bathroom. The principal bedroom has steps leading down to an en suite shower room with window to the side. The two main bedrooms also benefit from beautiful bay windows with views over The Moor to the front.



## Gardens and Grounds

The house is approached through wooden gates with a stone path leading through the lawned garden to the front door. To the side, double gates open to a driveway providing off-road parking. Steps lead down to the lawned rear garden which is partly walled and edged with mature trees. In addition to the main house and annexe there is a detached two storey period coach house, accessed through double doors, to a garage area and paved stable/storage room with a games room on the first floor.

## Situation

Moor Lodge occupies a prominent position on the popular Moor side of the village of Hawkhurst which offers a wide range of shopping and leisure facilities including Tesco and Waitrose supermarkets, post office and cinema. Nearby Etchingham and Staplehurst both provide mainline services to London, as does Tunbridge Wells which also offers an extensive range of shopping, commercial and educational facilities. The attractive market town of Cranbrook, the ancient town of Rye and coastal beaches, are all within easy travelling distance. The A21 at Flimwell provides access to the M25 and motorway network, Gatwick/Heathrow airports, the Channel Tunnel and ferry ports. There are a number of well-regarded schools in the area including Marlborough House and St Ronan's at Hawkhurst, Dulwich Preparatory at Cranbrook, Benenden (girls), Tonbridge and Sevenoaks public schools. We also understand the property lies within the Cranbrook School catchment area. Leisure facilities include golf at Dale Hill (Ticehurst), Lamberhurst, Rye and Tunbridge Wells; sailing at Bewl Water and on the south coast; walking and riding in the surrounding countryside, particularly in Bedgebury and Hemsted Forests.

## Directions (TN18 4NE)

From Junction 5 of the M25, take the A21 south in the direction of Hastings. At the Flimwell crossroads, turn left onto Hawkhurst Road (A268). Continue for 2.9 miles and, at the crossroads in Hawkhurst, turn right onto Highgate Hill/A229 (signposted Hastings). After 0.6 of a mile, opposite the children's play park on the left, turn right onto The Moor. At the T-junction, turn right onto Talbot Road and the property will be found immediately on the left-hand side.





### Approximate Gross Internal Floor Area

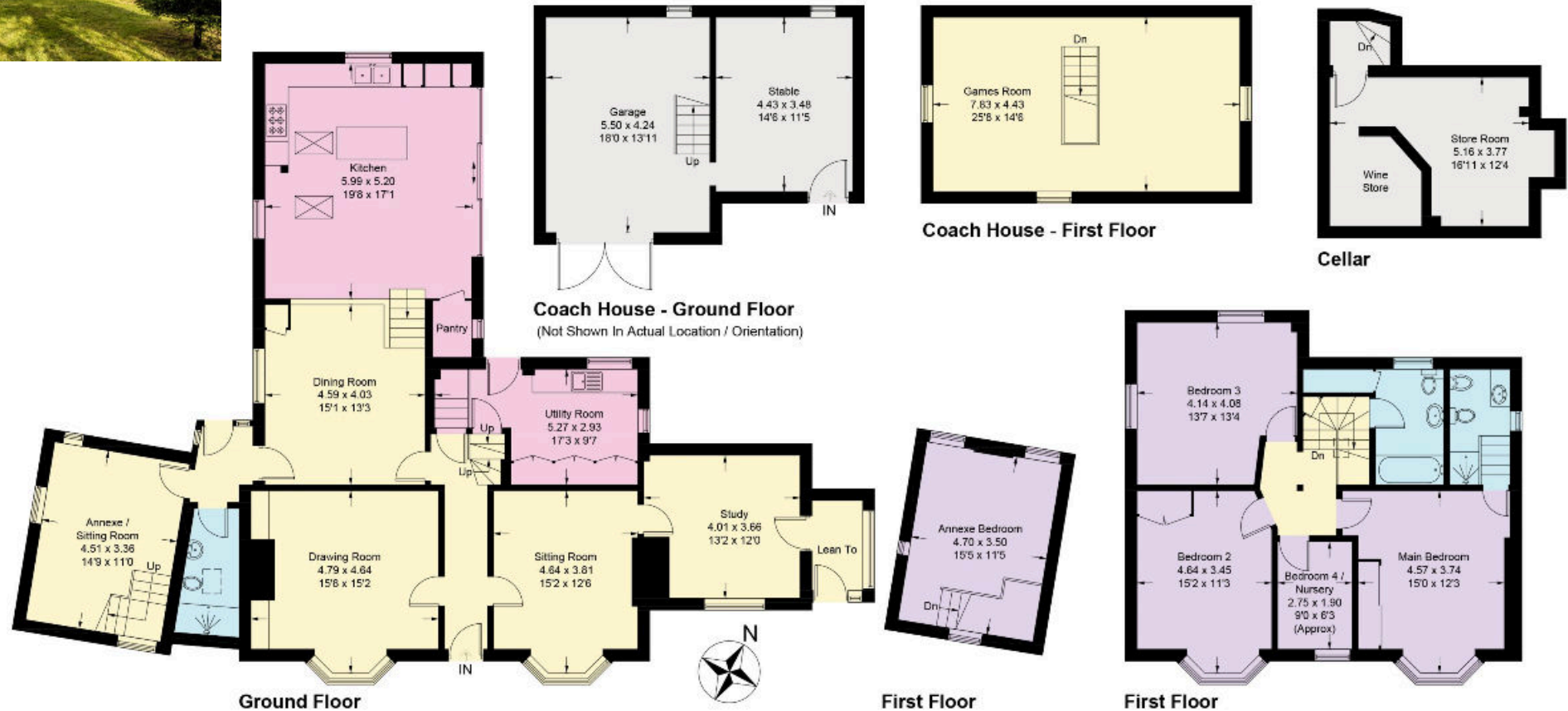
**House: 250.2 sq m / 2693 sq ft**

**Cellar: 22.4 sq m / 241 sq ft**

**Coach House: 74.8 sq m / 805 sq ft**

**TOTAL: 347.4 sq m / 3739 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 below.



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Particulars dated November 2023. Photographs and videos dated November 2023.

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