



HARTLEY HALL

Cranbrook, Kent



A SUBSTANTIAL PERIOD HOUSE OFFERING STUNNING RURAL VIEWS, AS WELL AS A STUDIO AND GARAGING, SET WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.

Cranbrook 1.7 miles. Hawkhurst 7 miles. Staplehurst 7 miles (London Bridge from 53 minutes). Tenterden 9 miles. Healdon 10 miles (London Bridge from 1 hour). Tunbridge Wells 14 miles. Ashford 20 miles (London St Pancras from 36 minutes). (All times and distances approximate)

			EPC
6-7	3-4	4-5	N/A

Tenure: Freehold
Council Tax: G

Services: Mains water, gas and electricity. Gas fired heating. Mains drainage.

FTTP broadband connected.

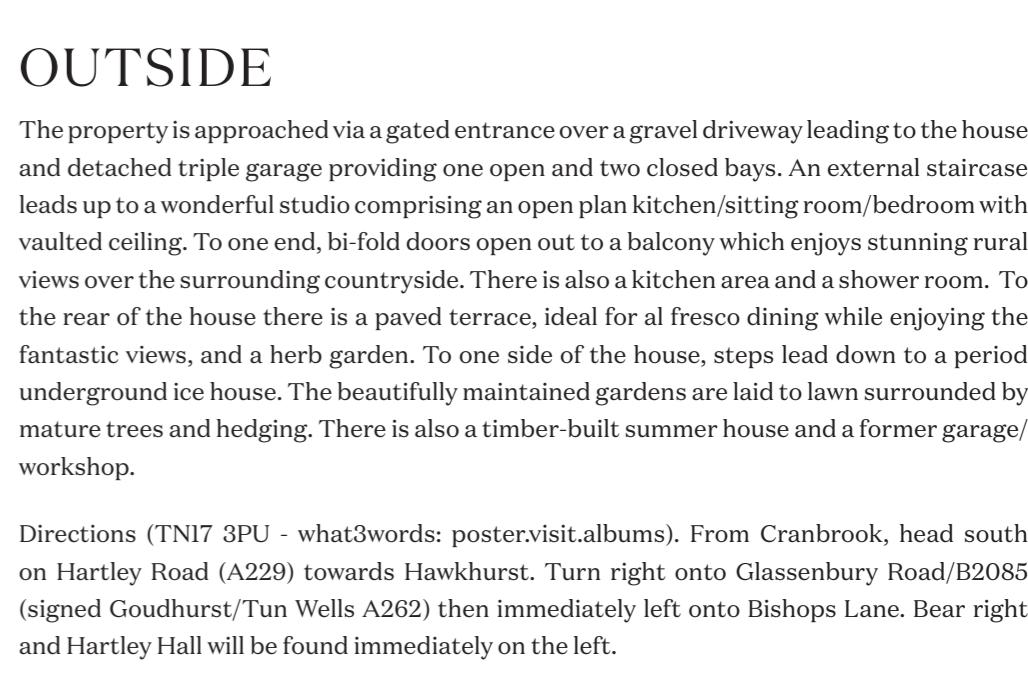
Local Authority: Tunbridge Wells Borough Council,
Tel. 01892 526121

SITUATION

The property occupies a delightful rural position on the outskirts of the attractive market town of Cranbrook and within the High Weald Area of Outstanding Natural Beauty. Cranbrook offers a good range of shopping facilities, as does nearby Hawkhurst. A more comprehensive range is available at Tunbridge Wells and Tenterden town centres. Staplehurst mainline station provides a regular service to London Bridge/Charing Cross and Cannon Street with fast trains to St Pancras available from Ashford International. There is an excellent choice of schooling in the area, in both the private and state sectors, and the property lies within the Cranbrook School Catchment Area. Other notable public schools include Dulwich Preparatory, Benenden, Marlborough House, St Ronan's, Bethany and Sutton Valence. The property also benefits from direct walking access to Bedgebury Forest.

THE PROPERTY

This most handsome detached period house offers well-proportioned and substantial family accommodation totalling 3442 square feet set in a wonderful location with stunning rural views. The property also benefits from a detached triple garage with a beautiful open plan studio above. The property is Grade II listed and believed to have Tudor origins, dating back to the late 16th century. It is of timber framed construction with attractive black and white half-timbered elevations to the front, weatherboarded and tiled elevations to the side and brick elevations to the rear with a catslide roof. Internally, the beautifully presented accommodation is arranged over three floors and retains a wealth of period character including exposed beams and timbers, tiled floors and inglenook fireplaces which blends perfectly with the modern conveniences. On the ground floor, the principal reception rooms include a characterful double aspect drawing room with an inglenook fireplace, a window to the front and a door to the side. There is also a study with a window to the front and a useful cloakroom and utility room. To the rear, the lovely country kitchen/dining room is double aspect with windows overlooking the rear garden and windows and a door to the side. The well-appointed kitchen has a range of fitted oak cabinets with integrated appliances and a central island with breakfast bar. From the kitchen, steps lead down to a double aspect snug with vaulted ceiling and a door to the side. On the first floor, the double aspect principal bedroom overlooks the front of the house and benefits from an en suite bathroom. There are three further bedrooms and a family bathroom on this level. Stairs lead up to the second floor where there are two further bedrooms and a family bathroom.



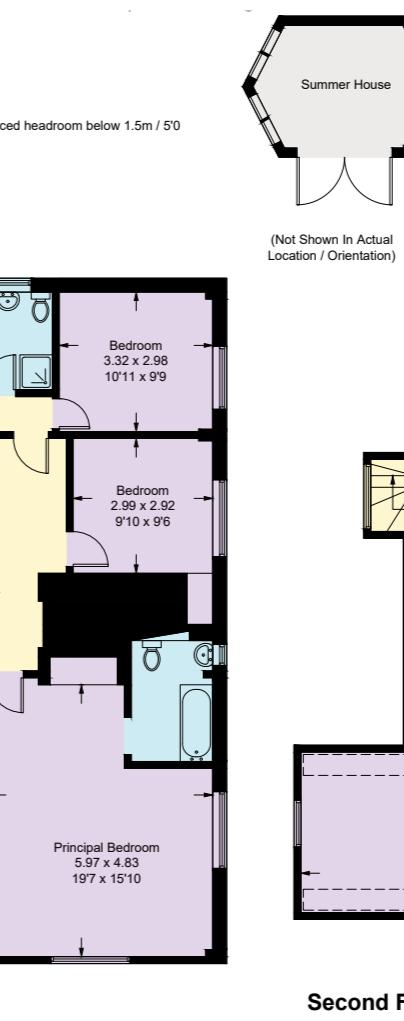
OUTSIDE

The property is approached via a gated entrance over a gravel driveway leading to the house and detached triple garage providing one open and two closed bays. An external staircase leads up to a wonderful studio comprising an open plan kitchen/dining room/bedroom with vaulted ceiling. To one end, bi-fold doors open out to a balcony which enjoys stunning rural views over the surrounding countryside. There is also a kitchen area and a shower room. To the rear of the house there is a paved terrace, ideal for al fresco dining while enjoying the fantastic views, and a herb garden. To one side of the house, steps lead down to a period underground ice house. The beautifully maintained gardens are laid to lawns surrounded by mature trees and hedging. There is also a timber-built summer house and a former garage/workshop.

Directions (TN17 3PU - what3words: poster.visit.albums): From Cranbrook, head south on Hartley Road (A229) towards Hawkhurst. Turn right onto Gassenhurst Rd/B2085 (signed Goudhurst/Tun Wells A262) then immediately left onto Bishop's Lane. Bear right and Hartley Hall will be found immediately on the left.



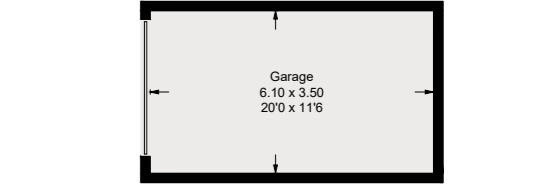
Approximate Gross Internal Area = 319.8 sq m / 3442 sq ft
Old Garage = 21.7 sq m / 234 sq ft
Garage Ground Floor = 61.1 sq m / 658 sq ft
Garage First Floor = 40.0 sq m / 431 sq ft
Total = 422.6 sq m / 4765 sq ft (excluding summer house)



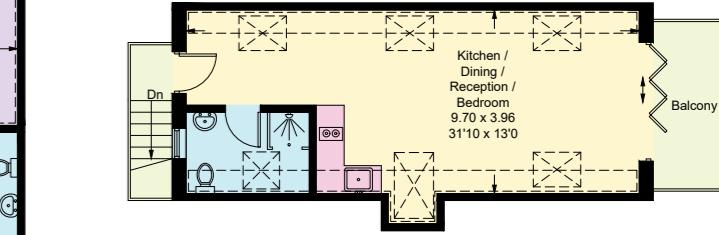
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



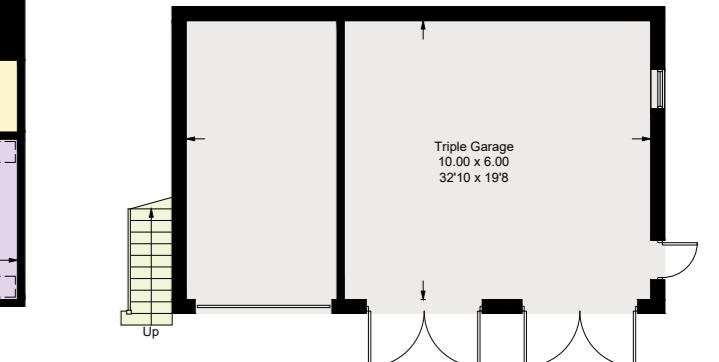
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Garage - First Floor



Garage - Ground Floor





We would be delighted
to tell you more.

Simon Biddulph
01892 772942
simon.biddulph@knightfrank.com

Knight Frank Tunbridge Wells
47 High Street
Tunbridge Wells, TN1 1XL

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.