



Coopers Corner Farmhouse, Merriments Lane, Hurst Green



A substantial Grade II listed detached Georgian residence offering elegant and well-proportioned family accommodation, with a swimming pool and tennis court, situated in the High Weald Area of Outstanding Natural Beauty of Hurst Green.

Situation

The property occupies a delightful semi-rural setting, located at the heart of the High Weald Area of Outstanding Natural Beauty in the village of Hurst Green. The village is well-equipped for day-to-day needs with a local shop, post office, church, and public houses. The nearby village of Hawkhurst is easily accessible and offer a wide range of shopping and leisure facilities, including Tesco and Waitrose supermarkets, a post office, and cinema.

The area has excellent road and rail links from the A21, which provides links to the south coast, and the M25, which offers easy access to London and Heathrow and Gatwick international airports as well as linking to the Channel Tunnel. Mainline rail services to London Bridge, Charing Cross, and Cannon Street operate from Etchingham (2.6 miles) and Tunbridge Wells (15 miles) stations.

There are a number of well-regarded schools in the area in both the state and private sectors, including Marlborough House and St Ronan's at Hawkhurst, Dulwich Preparatory School in Cranbrook, Benenden School, Holmewood House Preparatory School in Langton Green and the Tonbridge School. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge, which are easily commutable from the property.

There are numerous sporting and recreational interests in the area, including golf at Dale Hill, Chart Hills, and Crowborough Beacon. Sailing and boating at Bewl Water and the South Coast centres such as Rye, Eastbourne, and Hastings. There is an abundance of country walks and riding to be had in the surrounding area, utilising the extensive public foot and bridlepaths, including Bedgbury Forest and Hemstead Forest.



The Property

This fantastic Grade II listed double-fronted period home is believed to date back to the early 18th century and offers a wealth of period features throughout, including historic stained glass panels, exposed beams, and fireplaces. Upon entering from the front canopy, you are greeted by a large and welcoming entrance hall with herringbone brick flooring in the hallway, a cloakroom and stairs rising to the first floor and access to the main reception rooms.

The open plan drawing and sitting room are located on the left and have been cleverly divided by an exposed beam partition, with a fabulous inglenook fireplace with a large Franklin wood burning stove and bressummer beam above; French doors in the sitting room lead out to the terrace, affording views over the garden. There is a useful study room that adjoins the sitting room with a door leading out to the garden.

The modern country-style kitchen/breakfast room with vaulted ceiling has bespoke fitted wall and base units, an Aga cooker, an induction hob, and integrated Neff appliances. The breakfast room is a charming space with a wood burner set against exposed brickwork; the laundry room is located off the kitchen, which in turn leads out to the picturesque garden. The formal dining room overlooks the front of the property with exposed beams and an open fire within the inglenook.

On the first floor, there are three generous-sized bedrooms, with a well-appointed family wetroom. The sizeable principal suite enjoys an attractive outlook, with ample space for storage and a large en suite with a roll-top bath. The guest suite, with original oak flooring, enjoys a separate cloakroom and a walk-in shower room. The third bedroom enjoys views out over the garden and woodlands.

Dual staircases lead up to the second floor to a galleried landing, giving access to the three additional bedrooms, all with exposed rafters and a separate w/c.

Distances

Hurst Green 0.7 of a mile, Hawkhurst 2.7 miles, Etchingam Station 2.6 miles (London Bridge 56 minutes), Wadhurst 8.2 miles, Tunbridge Wells 15 miles (London Bridge 44 minutes), Central London 57.2 miles (All times and distances are approximate).







Gardens and Grounds

The property features two driveways, one leading to the front of the property with parking for multiple cars and an English Heritage oak-framed double garage. The second driveway leads to the barn/garage/workshop area.

The gardens are a particular feature of the property and include an expanse of lawn with wildflower areas, an area of ancient bluebell woodland and pond with espalier fruit trees with herbaceous border to the front. The property features a delightful terrace with Indian sandstone, a heated swimming pool with paved surrounding, a hard tennis court, a summer house with mains electricity, and a partially walled garden. In all, the property extends to about 2.2 acres.

Directions (TN19 7RA)

From the Flimwell crossroads, continue south on the A21 for approximately 2.5 miles. Turn left onto the A229 (signpost for Merriment Garden), and after 500 meters, the entrance to the property is located immediately on the left-hand side.

Property information

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

Local Authority Rother District Council: Tel: 01424 787878

Council Tax Band G

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Main House = 304.9 sq m / 3,282 sq ft

Outbuildings = 90.1 sq m / 970 sq ft

Total Area = 395 sq m / 4,252 sq ft (Excluding Car Port)

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.



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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 [May 2024]. Photographs and videos dated [May 2024].

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