



The Old Vicarage, Hawkhurst, Kent





A beautiful Grade II listed **Georgian Vicarage** positioned in the middle of it's grounds.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Office | Study/snug | Kitchen/breakfast room | Utility room | Large cellar with wine cellar and multiple storage rooms

Principal bedroom suite with en suite bathroom | Further bedroom with en suite bathroom | Four further bedrooms | Dressing room | Two family bathrooms and WC

Beautiful landscaped gardens and grounds with a walled garden

Outbuildings: Workshop | Garage | Wood store | Machinery store | Courtyard with potting shed | Garden store | Gardeners WC

Approximately 6,800 sq ft (including all outbuildings)

In all approximately 6.46 acres

Distances

Hawkhurst village 0.8 miles, Cranbrook 5 miles, Etchingham Station 4.5 miles (London Bridge from 56 minutes), Staplehurst Station 10.6 miles (London Charing Cross from 61 minutes), Tunbridge Wells 14.6 miles (London Bridge 44 minutes), Central London 58 miles (All distances and times are approximate)



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Situation

The Old Vicarage occupies a delightful setting on the edge of the attractive village of Hawkhurst, next to St Laurence Church, and located in the heart of the High Weald Area of Outstanding Natural Beauty. Hawkhurst is a thriving and well served village which offers a wide range of everyday shopping and leisure facilities including a Waitrose supermarket, a post office and cinema. More extensive shopping facilities can be found in the nearby towns of Royal Tunbridge Wells, Wadhurst and Heathfield.

The area has excellent road and rail links from the A21 at Hurst Green which provides links to the south coast and with the M25 which provide 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 Etchingam (4.3 miles), Staplehurst (11 miles) and Tunbridge Wells (14 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, Tonbridge School, Kent College (for girls) at Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge and we understand the property lies within the Cranbrook School Catchment Area.

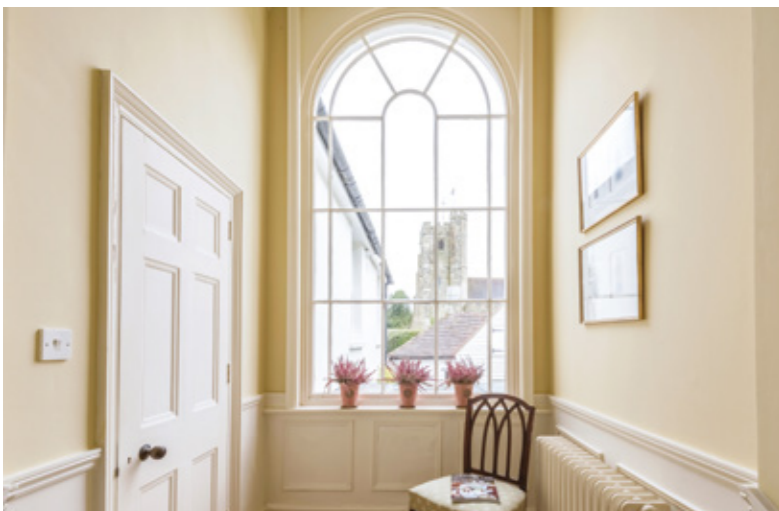
There are numerous sporting and recreational interests in the area including golf at Dale Hill, Chart Hills, and Crowborough Beacon. Sailing and boating at Bewl Water, and the South Coast centres such as Brighton Marina, Eastbourne, and Hastings. Opera at Glyndebourne. Horse racing is at Goodwood, Lingfield and Brighton. Motor racing can also be found at Goodwood. 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 Old Vicarage

The Old Vicarage, believed to date back to 1826 is a fine and extremely attractive example of Georgian architecture with rendered façades, rows of impressive large sash windows, and a slate roof. The owners, who over the last 23 years, have gradually enhanced and added notable amenities, including the redecoration of the house, upgrading of utilities and bathrooms, a new roof, and the landscaping of the gardens and grounds. All the work have been carried out to a high standard and very sympathetically to preserve the history and architectural style of the house. The Old Vicarage is a superb family home that enjoys the character of a historic property, combined with the modern amenities required for family living in the country. The accommodation is well-presented and extends to over 4,400 sq ft arranged over three floors, offering a great balance between formal and informal living.

The main reception rooms are accessed off the reception hall and comprise an impressive dual aspect drawing room, and dining room. All of the rooms benefit from grand proportions and are filled with light from the full height sash windows, and enjoy views over the glorious gardens and grounds. Interesting period features can be found throughout the property including wide floorboards, original shutters, stone fireplaces and intricate cornice detailing. The proportions allow for entertaining on a grand scale.



The large Richard Edmondson designed kitchen/breakfast room and utility room are well equipped with fitted Gaggenau, Miele and Sub-Zero appliances, electric AGA, and larder. Accessed off the kitchen/breakfast room is the sitting room with double doors leading out to the rear terrace.

Also on the ground floor are the delightful dual aspect study/snug area complete with sash windows and large fireplace, a secondary office with bespoke Richard Edmondson joinery, and downstairs WC. Stairs on the ground floor lead down to vast cellar, providing wine storage and extremely versatile space and further storage.

Stairs lead to the first floor where the arched sash window perfectly frames the view of St Laurence Church. The first floor has excellent bedroom accommodation comprising a generous principal bedroom suite with an en suite bathroom which enjoys views over the grounds from the window seat. The principal suite also benefits from a dressing room across the landing.

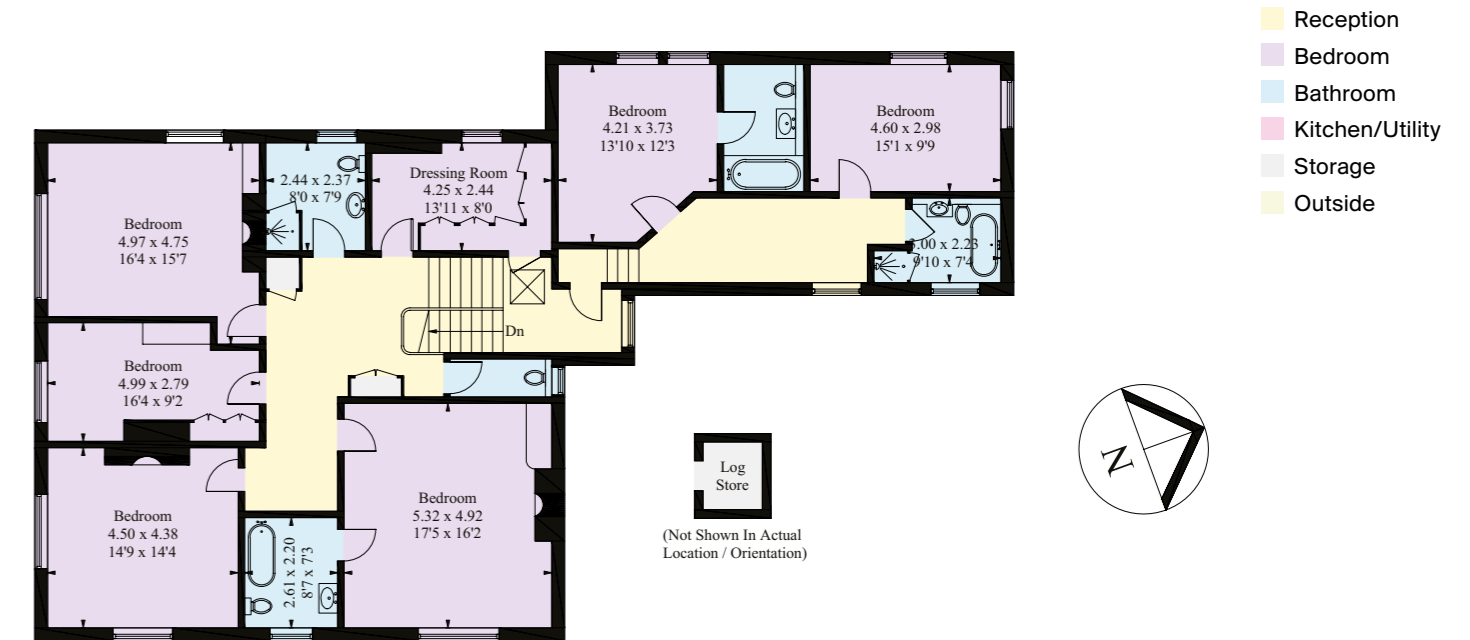
There are three further bedrooms, all of a consistently good size, and a family bathroom and WC. All of the rooms have great ceiling heights and are light and bright with large windows overlooking the grounds.

The self-contained guest wing is accessed from the landing and provides two good sized double bedrooms and two bathrooms and would lend itself to staying guests or staff.

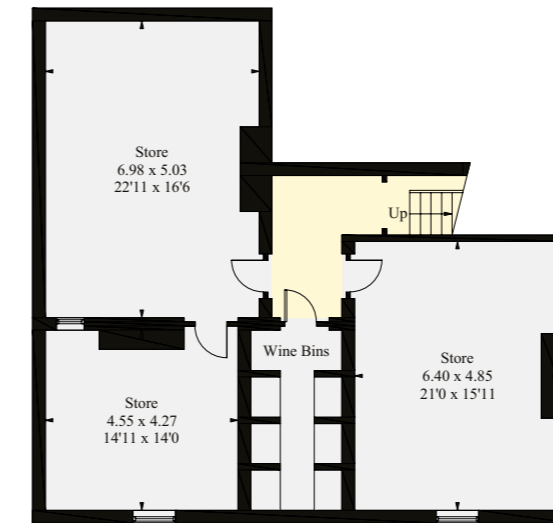


Approximate Gross Internal Floor Area
416.0 sq m / 4478 sq ft
Cellar = 110.7 sq m / 1191 sq ft
Outbuildings = 105.1 sq m / 1131 sq ft
Total = 631.8 sq m / 6800 sq ft
(Excluding Log Store)

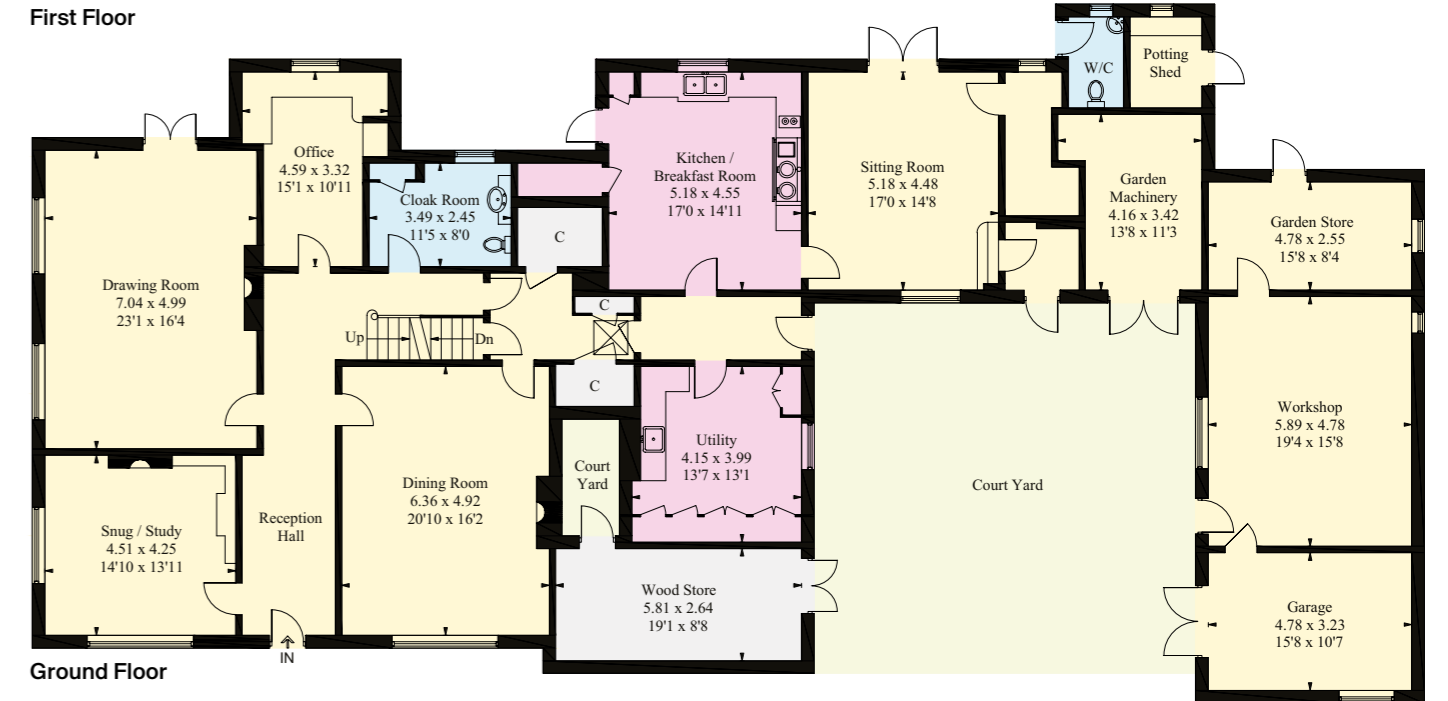
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Cellar



Ground Floor



Gardens and grounds

The Old Vicarage is approached via a gated entrance and gravelled drive that leads to the large parking area at the front of the house.

Sitting within the High Weald Area of Outstanding Natural Beauty the gardens and grounds are an important feature of The Old Vicarage and form the most delightful and tranquil setting, complementing the house extremely well. The gardens are fully enclosed and privacy is provided by the 6.46 acres in which the property sits.

The Old Vicarage enjoys a stunning well-maintained gardens and grounds designed by Roger Platt, a gold medal winner at Chelsea, which encircle the property with many established specimen trees including five Great Oak Trees and an outstanding Plane Trees, shrub, flower beds and magnificent topiary. The formal garden is mainly laid to lawn with a ha-ha, a striking water feature, and a newly paved terrace area at the rear of the property, which provides a perfect setting for al fresco dining. The charming walled garden hosts a kitchen garden and has a private pathway that leads to St Laurence Church.





Beyond the immediate garden is a paddock and an area of woodland. There is an abundance of useful outbuildings within the grounds of The Old Vicarage accessed off the external court yard, mainly made up of stores and garaging.

Directions

Postcode: TN18 4RS

What3words: outfitter.pausing.crimson

Property information

Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band H

EPC Rating: D

Services

Mains electricity and water. Gas fired central heating and private drainage.

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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