



A pair of charming Grade II listed cottages with planning and immense potential

**1 and 2 Little Conghurst, Conghurst Lane, Hawkhurst, Kent TN18 4RJ**

Freehold

savills



2 Reception Rooms • 2 Kitchens • 2 Bathrooms  
• 5 Bedrooms • 2 Attic Rooms

Attractive Gardens • Off Road Parking

Cranbrook School Catchment 2019

In total Approximately 0.4 of an Acre

### Description

1 and 2 Little Conghurst are a charming pair of Grade II listed, 17th century cottages occupying a lovely rural country lane setting amidst cottage gardens with far reaching views to the east. In need of refurbishment, they benefit from planning to merge into one and extend, offering potential purchasers an excellent opportunity to fulfil their own individual requirements and create a superb family home.

The current owners have undertaken some works and planning permission 16/504132/FULL and Listed Building Consent 16/504133/LBC have been granted by Tunbridge Wells Borough Council for the conversion of the two dwellings to a single dwelling and the addition of a single storey side extension.

The property lies about a mile and a half away from the popular village of Hawkhurst where there are a good range of amenities including two supermarkets, a digital cinema, tennis, squash and golf clubs, fishing facilities and a variety of local pubs and restaurants, whilst frequent train services to London can be found at Etchingham which is about 4.8 miles away.

### Agent's Note

The neighbouring property has a right of way over the drive.

### Situation

Hawkhurst has a comprehensive range of shops and amenities. More extensive facilities can be found in Cranbrook, Rye and Tunbridge Wells.

There are an excellent range of educational opportunities in the area in both the private and state sectors.

Rail links to London run from Etchingham and Staplehurst stations connecting to London Bridge, Waterloo East, Cannon Street and Charing Cross.

The A21 gives links to the M25, the coast, major motorway networks, Heathrow and Gatwick airports and the Channel tunnel terminus.

### Directions:

From our office in Cranbrook take the A229 to Hawkhurst. At the traffic lights turn left and proceed out of Hawkhurst for about 1.2 miles. Turn right into Conghurst Lane and the property will be found on the left hand side as indicated by our Savills 'For Sale' board.

Services: Oil fired central heating to No 1, solid fuel to No 2. Mains water and electricity, shared private drainage.

Outgoings: Tunbridge Wells Borough Council - Tax band - D

### Viewing

Strictly by appointment with Savills.









## Little Conghurst Cottage, Hawkhurst

**No.1** 136.9 sq m/1473 sq ft

**No.2** 121.5 sq m/1307 sq ft

**Total** 258.4 sq m/2,780 sq ft



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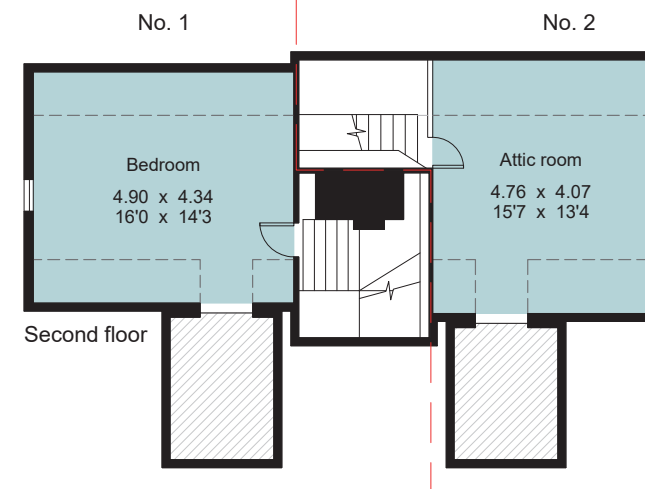
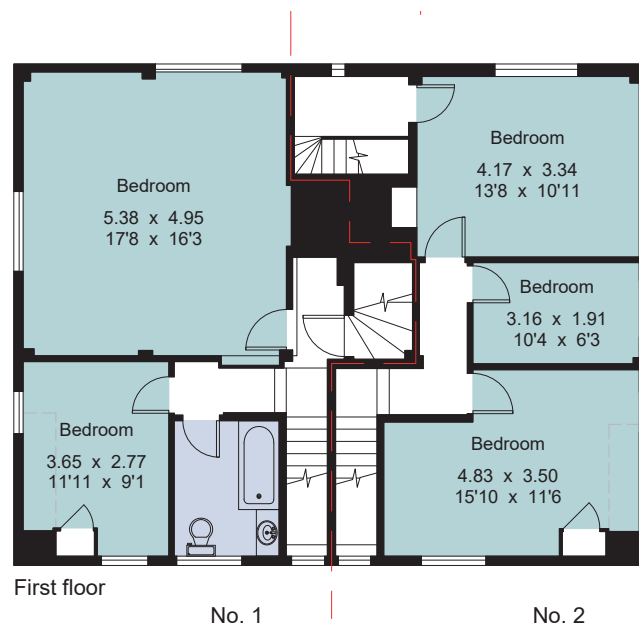
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