



An attractive attached Grade II listed home

St. Margaret's Cross, Hastings Road, Hawkhurst, Cranbrook, Kent TN18 4RS

Freehold





In total approximately 0.15 of an acre

House

Entrance Hall • Sitting Room • Family Room • Dining Room
• Kitchen • Utility Room • Cellar • Four Double Bedrooms
• Shower Room • Two Attic Rooms • Bathroom

Gardens & Outbuildings

Part Walled Garden • Off Road Parking • Garage • Period
Outhouse

Cranbrook School Catchment Area (2021)

Description

Set within the Conservation Area of The Moor at Hawkhurst with its lovely historic church and village green, St Margaret's Cross is an attractive attached Grade II listed four/five bedroom property with established part walled gardens, off road parking, garage and period brick outhouse.

This charming home is understood to date from the early 18th century with 19th century additions and later internal touches still in evidence from the 1920s or 30s. The entrance hall has exposed floorboards and staircase to the first floor. Three attractive reception rooms comprise a lovely sitting room with deep bay to the front and impressive inglenook with wood burning stove, a family room with painted beams, wood burning stove and decorative stone surround and a dining room with pine flooring, period fireplace and access to a side hall.

The kitchen has some generous built-in hand painted cupboards together with a gas fired three oven Aga. There is an adjacent utility room with space for white goods and direct access to the garden.

Four attractive first floor bedrooms, all with feature fireplaces, are served by a shower room and a family bathroom which is located on the second floor. There are two versatile attic rooms on this floor, both of good proportions, which could be utilised as required.

St Margaret's Cross is accessed via a pedestrian gate and path leading to the front door, whilst to the north double timber gates open to an off road parking area. There is a garage and period brick outhouse currently used as a wood/garden store.

The part walled garden enjoys lawned areas with mature shrub borders, specimen trees and a gravel terrace area, perfect for al fresco dining.



Situation

Hawkhurst offers good local shopping and amenities including the Kino Digital Cinema, Waitrose and Tesco supermarkets, independent shops and several pubs and restaurants. More extensive shopping and leisure facilities can be found in Cranbrook (4.6 miles), Tenterden (10.9 miles) and Tunbridge Wells (15 miles).

Nearby Bewl Water Reservoir at Lamberhurst offers a wide range of activities including fishing, sailing, rowing and wonderful walks. Bedgebury Pinetum also has excellent local walks, cycling and riding and outdoor music concerts. The coast is about 20 miles to the south.

Etchingham (4.5 miles) or Staplehurst (10.5 miles) stations have frequent services to London. A high speed train service runs from Ashford (22 miles) to London St Pancras in about 37 minutes.

There is an excellent range of schools in the area in both the state and private sectors at primary and secondary levels.

Directions

From our office in Cranbrook take the A229 towards Hawkhurst. At the traffic lights in the centre of Hawkhurst continue straight over onto Highgate Hill which continues into Moor Hill. Continue passing The Eight Bells public house and turn left into Horns Road, the back gates leading to the garage and off road parking will be found towards the end of this road on the right hand side.

Services

Gas fired central heating, mains water, electricity and drainage.

Outgoings

Tunbridge Wells Borough Council 01892 526121. Tax band 'F'

Viewing

Strictly by appointment with Savills on 01580 720161. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





St. Margaret's Cross, Hawkhurst

Gross internal area (approx) 237.4 sq m/2554 sq ft

Including cellar 12.5 sq m/134 sq ft

Outbuildings 20.8 sq m/223 sq ft

Total 258.2 sq m/2777 sq ft



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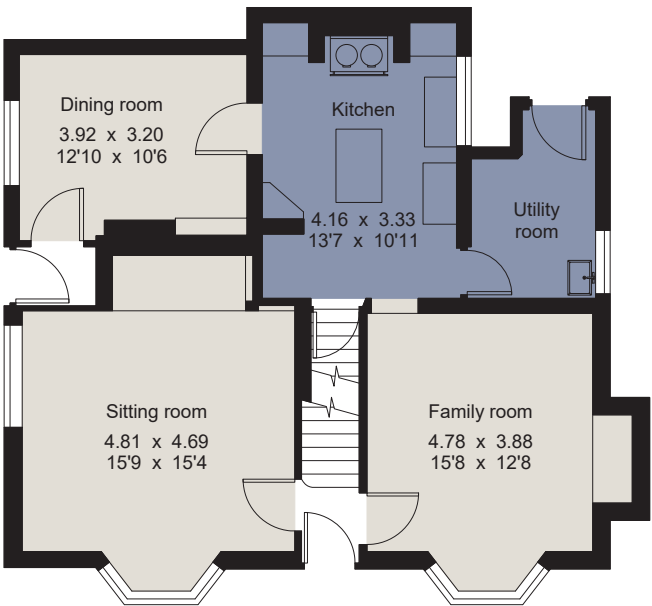
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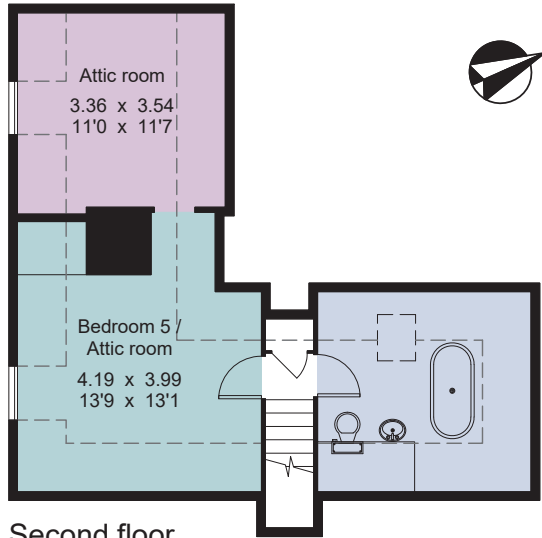


Ground floor

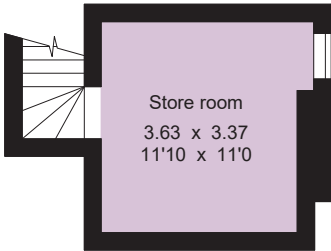
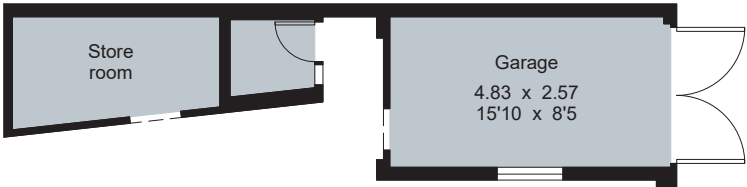


First floor

--- reduced headroom below 1.5m / 5'0



Second floor



Cellar

For identification only - Not to scale

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