



Wellington House High Street, Hawkhurst

Guide Price £1,400,000

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Location

One of the major attractions of Wellington House is the balance between its peaceful private setting and its close proximity to the centre of Hawkhurst village. The village offers an excellent range of amenities including Waitrose, Tesco, independent shops, cafés, restaurants, traditional pubs and the boutique Kino cinema, all within walking distance of the property. The owners particularly enjoy the strong sense of community together with the excellent local food scene and outdoor lifestyle opportunities. The surrounding countryside is renowned for its orchards, hop fields and extensive walking routes. There is excellent access to both state and private schooling, including Cranbrook School, St Ronan's, Bethany School, Claremont and Dulwich College, with convenient local bus services available. Mainline rail services are readily accessible from Etchingham and Tonbridge, offering regular connection to London.





GARDEN

The gardens are beautifully secluded and provide a peaceful setting with mature planting and terraced areas designed for both relaxation and entertaining.

DRIVEWAY

6 Parking Spaces

Large driveway providing off-street parking for approximately six vehicles.



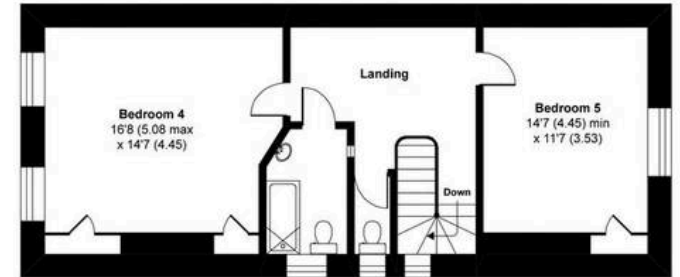
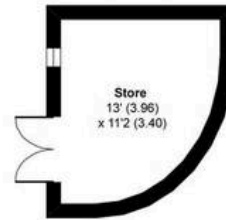
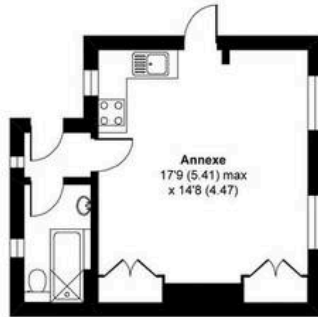
Wellington House, High Street, Cranbrook, TN18

Approximate Area = 4716 sq ft / 438.1 sq m (Includes Annexe)

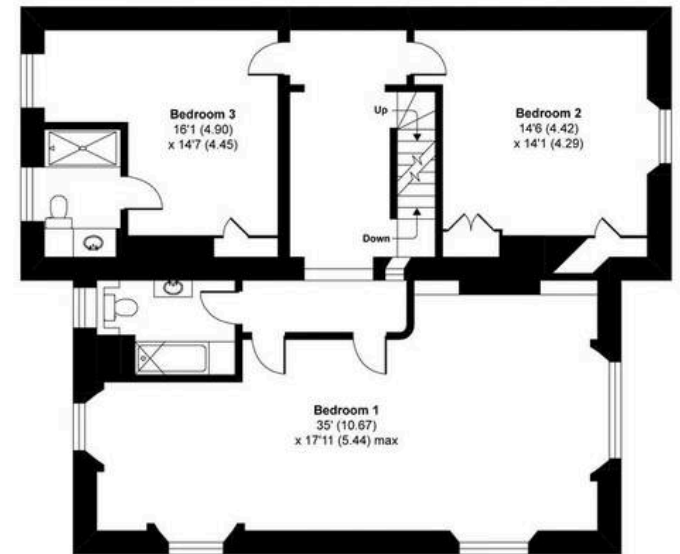
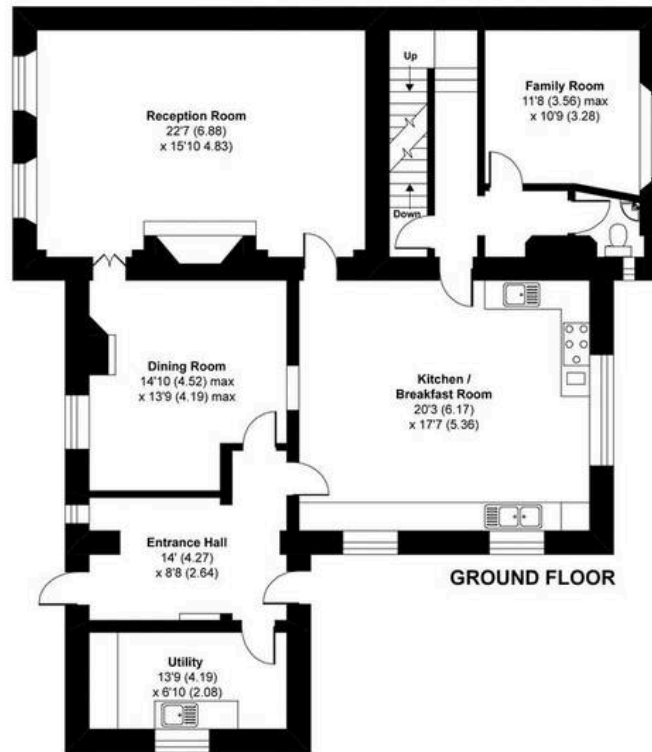
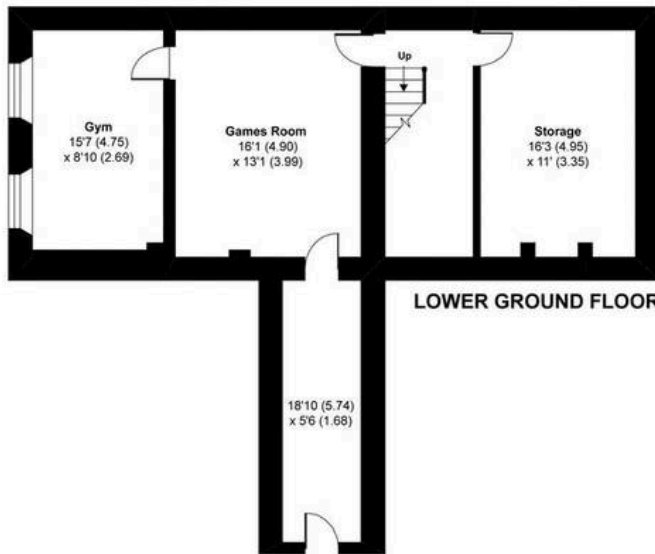
Outbuilding = 124 sq ft / 11.5 sq m

Total = 4840 sq ft / 449.6 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2020. Produced for Maddisons Residential Ltd. REF: 617229



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