



HAWKHURST

KENT

JACKSON-STOPS 

THE OLD VICARAGE

HASTINGS ROAD, HAWKHURST, KENT TN18 4RS

AN EXCEPTIONAL AND HISTORIC 6 BEDROOM, GRADE II LISTED GEORGIAN VICARAGE SET WITHIN APPROXIMATELY 6.5 ACRES COMPRISING LANDSCAPED GARDENS, A WALLED GARDEN, OUTBUILDINGS, WOODLAND AND PADDOCK WITH STUNNING VIEWS OF THE CHURCH AND SURROUNDING COUNTRYSIDE



DESCRIPTION

The Old Vicarage is an elegant Georgian period family home dating back to 1826, with elevations of painted brick render under slate tiled roofs, whilst internally featuring beautifully presented and well considered accommodation, amounting to in excess of 4,400 sq ft. During the current ownership, various and sympathetic works have been carried out to a high standard, including a new roof, landscaping of the gardens and installation of new bathrooms and utilities.

Features of note include high ceilings, full height sash windows with views over the gardens and grounds, original window shutters, intricate cornicing, stone fireplaces and wide floorboards.

Approached through a gated entrance and over a private gravel drive to a parking area, the accommodation within The Old Vicarage is arranged over three floors.

To the ground floor, the generous reception hall gives access to the dual aspect drawing room, dining room, study and office with Richard Edmondson bespoke joinery. Beyond a hallway leads to the cloakroom and the utility room, impressive kitchen/breakfast room designed by Richard Edmondson and sitting room beyond with double doors opening to the terrace.





The kitchen and utility room (also designed by Richard Edmonson) benefit from Gaggenau, Miele and Sub-Zero appliances, electric AGA, a larder and extensive storage.

At the end of the hallway is access to the courtyard. Stairs lead from the hallway down to the cellar with three large and adaptable rooms/stores and wine cellar.

Accessed from the first landing, stairs lead up to the main landing, where there is the dual aspect principal bedroom with en suite bathroom, three further bedrooms, dressing room, family bathroom and WC. From the first landing, there is a door and a couple of steps which lead up to an additional two bedrooms, one en suite, and a family bathroom potentially providing useful private guest or staff accommodation.

Attached to the main house and situated around the courtyard, enclosed on three sides, can be found various useful outbuildings, including a woodstore, garden machinery shed, potting shed, garden store, workshop and garage as well as gardener's wc. There is a further log store within the grounds.

The gardens and grounds are a particular feature of The Old Vicarage, having been designed by Roger Platt, recipient of a Chelsea Gold Medal, and include established specimen trees including great oaks, a plane tree, shrubs, flower beds and topiary.



Surrounding the house and providing privacy on all sides the exceptional gardens are well maintained and include a recently paved terrace to the rear of the property; the formal garden laid mainly to lawn with a beautiful water feature and ha-ha. A kitchen garden can be found within the walled garden, which also benefits from a private pathway to St. Laurence Church. Beyond is a paddock and wooded area. In all the gardens and grounds amount to about 6.46 acres.

SITUATION

The Old Vicarage, located close to St. Laurence Church and The Moor and within the High Weald Area National Landscape, is approximately 0.8 miles to the south of the popular village of Hawkhurst, which offers good local shopping and amenities including the Kino Digital Cinema, Waitrose and Tesco supermarkets, independent shops, several pubs and restaurants. More extensive shopping and leisure facilities can be found in Cranbrook, Tenterden and Tunbridge Wells.

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, riding and outdoor music concerts. Camber Sands are about 19.4 miles to the south.

Mainline rail services from Etchingham or Staplehurst stations have frequent services to London via London Bridge and Waterloo East. A high-speed train service runs from Ashford (22.5 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 including Saint Ronan's Preparatory School, Dulwich Cranbrook, Sutton Valence and Benenden School. The property falls within the Cranbrook School catchment area.



Hawkhurst - 0.8 miles
Cranbrook - 5.1 miles
Staplehurst Station - 10 miles
Tenterden - 11.3 miles
Tunbridge Wells - 15.0 miles

All distances are approximate.

DIRECTIONS

From Cranbrook High Street heading east, turn left onto Hartley Road A229. Continue following the A229 for four miles (straight over the traffic lights in Hawkhurst) before turning left onto Hastings Road / B2244 and your destination is through the gates on your right at the end of the church wall.

What3words:///dolphins.suppose.exotic

PROPERTY INFORMATION

- Services: Mains water and electricity, gas fired central heating, private drainage
- Local Authority: Tunbridge Wells Borough Council
- Council Tax band: H (£4,659.96 - 2025/2026)
- Fixtures and fittings for all properties are excluded from the sale but may be available by separate negotiation.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

EPC Graph - SVN260033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal 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)



First Floor



Cellar



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1065892)

KENT AND EAST SUSSEX

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