



HAWKHURST
KENT

JACKSON-STOPS 

WELL HOUSE FARM

POTTERS LANE, HAWKHURST, CRANBROOK, KENT, TN18 5BB

SPACIOUS LIGHT AND AIRY FOUR BEDROOM FAMILY HOME OFFERING FLEXIBLE ACCOMMODATION SET IN 2.7 ACRES WITH SWIMMING POOL, WITHIN EASY REACH OF CRANBROOK AND HAWKHURST, AND WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA



DESCRIPTION

Well House Farm is a pretty white weather boarded country house with a deceptively large footprint, set in an attractive plot of 2.7 acres with far reaching views. Built in the 1950s, the property has been thoughtfully updated to incorporate what was once a double garage. This space now provides a generous study/snug, a double bedroom, and a bathroom - making it ideal as a guest suite - whilst being seamlessly connected to the main house via a light-filled conservatory.

The property is located down a country lane and secured by electric gates opening onto a good size drive with space for ample cars. The front door opens into a spacious hallway and on the left is a bright and airy double aspect sitting room and on the right is large kitchen/breakfast room with light pouring in from both the front and back windows.

The conservatory, with its red stone flooring linking the converted garage to the main house is currently used as a utility room and for storage and there are doors here leading out to the back and to the front of the house.

Upstairs there is a master ensuite with built in wardrobes and two double bedrooms. A shower room, and a separate bathroom with a slipper bath.

Outside, the front garden features a lawn, raised flower beds, a patio area and some beautiful mature trees. There is access on both sides of the property to the rear garden which includes a charming pond with a pretty bridge and jetty, creating a tranquil setting.

The terrace accommodates the swimming pool, complete with Roman steps and a surrounding wall. The rest of the garden is laid predominantly to lawn with well stocked flower and shrub beds and trees.

The adjoining post and rail fenced paddock to the left of the garden is also owned by our vendors, and is part of the title.



FEATURES

- Sitting room with stone surround open fireplace, bay window to the front and further windows to the back of the house, allowing the light to flow through
- Kitchen/breakfast room with large peninsular breakfast bar, oak flooring, Silestone countertops, LaCanche range oven with 5 ring gas hob, integrated fridge and dishwasher, Belfast sink, space for a large table and door to back garden
- Conservatory with utility cupboard housing stacked washer/dryer, sink and further storage, doors to the back garden, front courtyard, and the rest of the house
- Shower room with WC, trough-style basin, large shower and heated towel rail
- Former garage converted into flexible accommodation currently configured as a study/snug opening into a double bedroom, stairs lead up to the dual aspect games room
- Principal bedroom with built in wardrobes spanning one wall, ensuite with large walk in shower, WC and vanity unit with trough-style basin
- Two further double bedrooms, both with ample storage
- Family shower room with shower, WC, vanity basin with storage, and heated towel rail
- Family bathroom with slipper bath, basin and storage
- The garden has a large terrace which houses the swimming pool, a pond and lots of mature trees and flower borders.



SITUATION

Well House Farm is well positioned on a pretty country lane, but within easy reach of Hawkhurst Village Centre - where you will find supermarkets, a post office, hairdresser, butcher, two Doctors' surgeries and the Kino Independent cinema. Cranbrook is also very close by and is home to the sought after Cranbrook School, plus restaurants and boutique shops. In addition to Cranbrook School, there are many other excellent public and state schools for all age groups within easy reach - Benenden Primary, St Ronan's, Bethany and Benenden Girls School - recently voted one of the best schools in the world. Staplehurst station offers regular trains to London.

Distances

Cranbrook centre - 3.3 miles | Staplehurst - 8.8 miles
Tunbridge Wells - 15 miles | A21 at Flimwell - 4 miles

VIEWINGS

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

DIRECTIONS

From Cranbrook High Street, bear left on to Angley Road and continue along the A229 until you reach a left turn for Potters Lane. Well House Farm House is on your left after a short distance.

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.



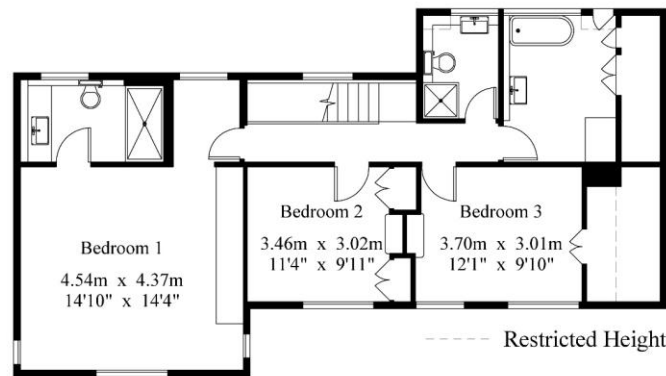
PROPERTY INFORMATION

- Services: Mains electricity, gas and water, Private drainage
- Local Authority: Tunbridge Wells Borough Council
- Council Tax band: G (£3,883.30 for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

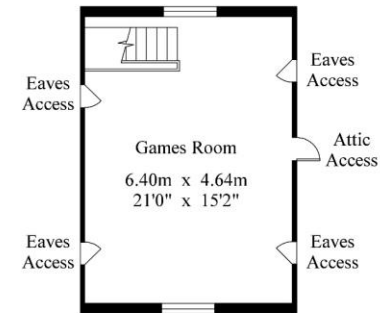
IMPORTANT NOTICE

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

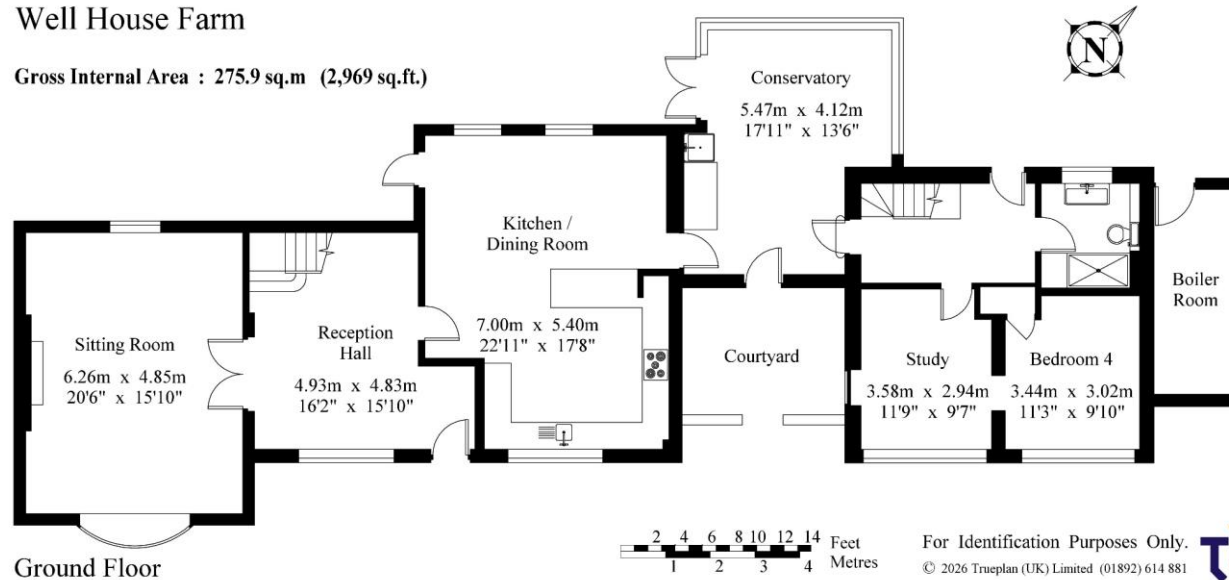


First Floor



Well House Farm

Gross Internal Area : 275.9 sq.m (2,969 sq.ft.)



KENT AND EAST SUSSEX

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