



HAWKENBURY
TONBRIDGE, KENT

JACKSON-STOPS 

HAWKENBURY FARM

HAWKENBURY ROAD, HAWKENBURY, TONBRIDGE, KENT, TN12 0EA

GRADE II LISTED WEALDEN HALL HOUSE WITH EXTENSIVE HISTORICAL FEATURES, BUT PROVIDING SPACIOUS AND WELL CONSIDERED FAMILY ACCOMMODATION WITHIN GARDENS OF APPROXIMATELY 2 ACRES AND WITH AN ORCHARD OF 2 ACRES AVAILABLE BY SEPARATE NEGOTIATION



DESCRIPTION

Believed to date from between 1460 and 1470, Hawkenbury Farm is an exceptional Grade II listed Wealden Hall house of considerable architectural and historical significance. Set upon a stone plinth beneath a traditional Kent peg tiled roof, the house displays its original timber-framed elevations with an impressive jettied first floor, highlighting the craftsmanship of the period and the exceptional preservation of this medieval home.

Throughout the property, an extraordinary collection of original features has been carefully preserved, including exposed beams and timbers, a rare dragon beam, crown post, curved braces, featherboard door, brick floor, mullioned windows, finely detailed door heads, impressive fireplaces and original dais partition, all combining to create a home of remarkable character, which the current custodians have lovingly documented.

A stunning entrance hall with four-centred doorways and crenelated timbers provides access to a series of beautifully proportioned reception rooms. Originally serving as the pantry and dairy, there is a charming sitting/family room which retains its historic dragon beam, an elegant double aspect sitting room with a magnificent inglenook fireplace, a formal dining room, a beautiful light-filled oak garden room, a bespoke fitted kitchen/breakfast room and a utility room, family bathroom and study with its own staircase to the first floor.

Upstairs, the principal bedroom enjoys delightful views across the gardens and is accompanied by three further double bedrooms. The bedrooms are served by two bathrooms, one of which offers both en-suite and landing access, providing flexibility for family living and guests.

The house sits in the middle of the grounds of approximately 2 acres and is approached through a traditional five-bar gate, with a gravel driveway providing ample parking and turning space. A path of Bethersden marble leads to the impressive two centred arch doorway.



The gardens are mainly laid to lawn with established flower beds, mature shrubs and specimen trees. Two ornamental ponds provide an attractive feature and attract local wildlife. The planting includes cedar, sweet cherry, cobnut, magnolia, azalea, rhododendron, camellia, climbing roses, wisteria and clematis.

The property also benefits from a timber greenhouse with power and water, a kitchen garden, brick-built workshop and a detached double garage with a good-sized storeroom above.

FEATURES

- Sitting room with magnificent inglenook fireplace housing a wood burner and complemented by seating either side and a witch's mark, original panelling on the wall, double aspect providing lots of light, original 17th century door to stairs
- Dining room with double aspect, brick flooring, inglenook fireplace with two bricked over baker's ovens, wood burner, copper and brick-built tiled washstand which originally could have been used for washing and preparing hemp
- Light filled garden room with views and doors to the patio and garden beyond
- Sitting/family room with an original 15th Century featherboard door, preserved dragon beam and Victorian brick fireplace. The room retains clear evidence of its original configuration as the pantry and dairy, with the former doorway still visible.
- Study with double aspect, dragon beam and tiled flooring
- Kitchen/breakfast room with double aspect, base level cupboards providing ample storage, tiled countertops, dishwasher, fridge, generous larder cupboard, electric hob, Siemens double oven
- Utility room with butler sink, washing machine and dryer space, storage, boiler, tiled flooring, space for freezer and a range of fitted cupboards
- Hall with coat cupboard, door to York Stone courtyard garden and pond and cupboard housing the hot water cylinder
- Bathroom with bath and shower above, basin and WC





- Principal double aspect bedroom with a substantial tie beam fashioned from a single oak tree, original 'S' braces and bressummer above the fireplace with witch's scorch mark, and a built-in cupboard housing the second hot water cylinder
- Two double bedrooms both with exposed curved tie beams creating an impressive focal point above the bed
- Further double bedroom with front aspect and tie beam
- Family bathroom with bath, WC, basin, heated towel rail, oak flooring and fitted oak cabinets
- Second family bathroom with WC and bidet, linen cupboard, basin, bath with shower overhead and oak flooring



OUTSIDE

The gardens are predominantly laid to lawn and are interspersed with well-stocked flower beds, together with a wide variety of mature trees and shrubs, including mulberry, greengage, fig, apple and cobnut trees. There is a rose garden and vegetable garden, plus a greenhouse with power and a water supply

Accessed via the courtyard is a brick workshop with power and beyond is a charming pond. A second pond, crossed by an attractive wrought iron bridge, creates a peaceful setting. The pond is fitted with a pump and drainage systems.

The gardens are enclosed by rabbit-proof fencing, while two public footpaths beyond the boundary provide access to Headcorn and Chart Sutton, offering excellent opportunities for walking.

There is also a double garage with wooden doors and a room above for storage.

There is a further well stocked orchard of approximately 2 acres to the side of the gardens which is available by separate negotiation.

SITUATION

Occupying a delightful rural setting in the sought-after hamlet of Hawkenbury, close to Staplehurst, the property enjoys the perfect balance of countryside living and everyday convenience. Surrounded by open farmland and picturesque Kent countryside, the area offers an idyllic lifestyle whilst remaining within easy reach of excellent transport links and local amenities.

The nearby villages of Staplehurst and Headcorn provide a comprehensive range of day-to-day facilities, including supermarkets, independent shops, cafés, public houses, a doctor's surgery, pharmacy and Post Office. Staplehurst and Headcorn both benefit from mainline railway stations with regular services to London Bridge, Charing Cross and Cannon Street, making the area well suited to commuters.

The larger towns of Maidstone and Tunbridge Wells offer an extensive selection of shopping, leisure and recreational facilities, while the nearby A229 and M20 provide convenient access to the motorway network, the Channel Tunnel and the Kent coastline.

The area is renowned for its excellent choice of schools in both the state and independent sectors. Local primary schools can be found in Staplehurst, Headcorn and Frittenden, with highly regarded grammar schools in Maidstone and Cranbrook,



together with renowned independent schools including Sutton Valence School, Benenden School and Cranbrook School.

Leisure opportunities abound, with numerous public footpaths and bridleways through the surrounding countryside, several local golf courses, nearby vineyards, Headcorn Aerodrome and a wealth of historic attractions including Leeds Castle, Sissinghurst Castle Garden and Scotney Castle. The popular Hawkenbury Inn is just a short distance away, offering a traditional country pub and restaurant.

Staplehurst - 2.5 miles
Headcorn – 2.5 miles
Maidstone – 11 miles
Tunbridge Wells – 18 miles
(all distances are approximate)

DIRECTIONS

From the Jackson-Stops Cranbrook office, head towards the Wilsley Pound roundabout and continue straight over towards Staplehurst on the A229. After 4.3 miles turn right into Headcorn road and after a mile you continue onto the Hawkenbury Road and Hawkenbury Farm is on the right just after the village.

[What3words///contracts.ushering.spun](https://www.what3words.com/contracts.ushering.spun)





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.

PROPERTY INFORMATION

- Services: Mains water, electricity and compliant private drainage, telephone and fibre internet
- Local Authority: Maidstone Borough Council
- Council Tax band: G (£4,392.50 - 2026/2027)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

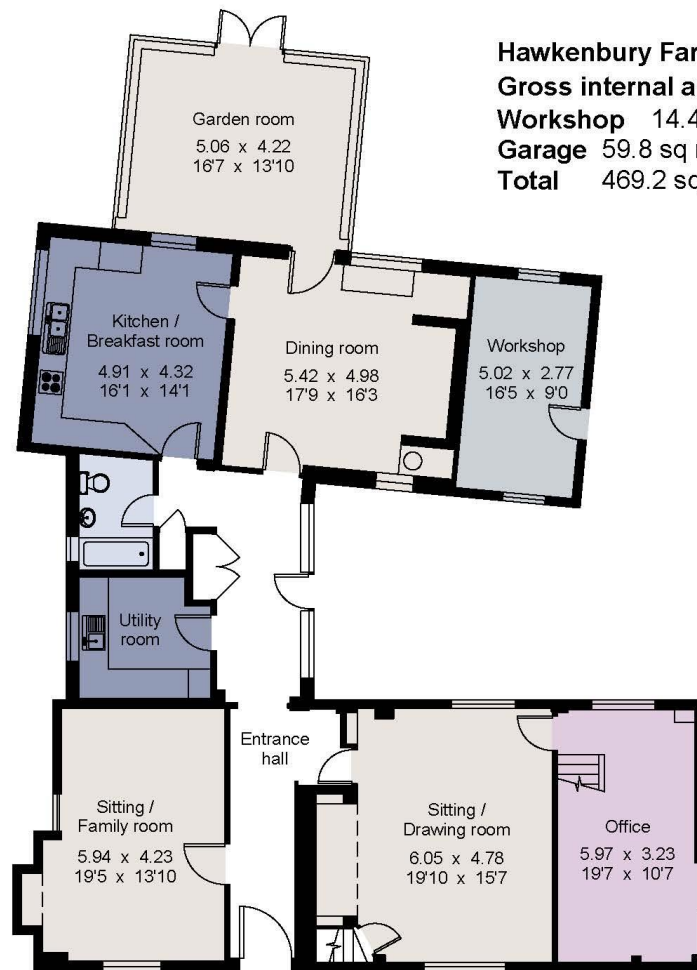
AGENTS NOTE

There is a further well stocked orchard of approximately 2 acres to the side of the gardens which is available by separate negotiation.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



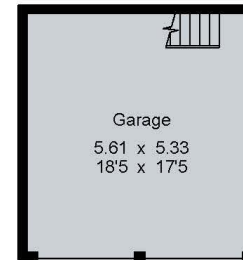


Ground floor

Hawkenbury Farm, Hawkenbury
Gross internal area (approx) 395.0 sq m/ 4251 sq ft
Workshop 14.4 sq m/ 155 sq ft
Garage 59.8 sq m/ 643 sq ft
Total 469.2 sq m/ 5049 sq ft



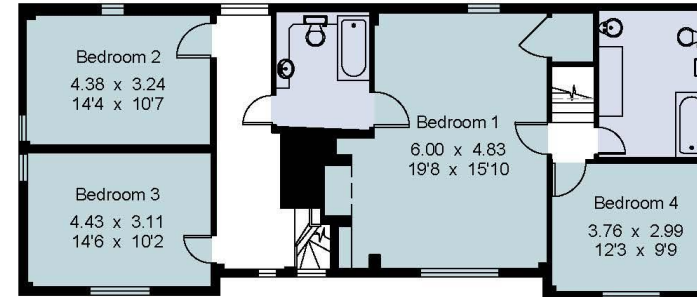
----- reduced headroom below 1.5m / 5'0"



Ground floor



First floor



First floor

For identification only - Not to scale
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