

THE MODERN HOUSE



*Kent
Sold*

Hawkhurst II

This remarkable conversion of a 19th century greenhouse can be found in the historic Kent village of Hawkhurst, on the former Lillesden Estate. The conversion into a two-bedroom house, with much of the original greenhouse area retained, was overseen with an exacting eye by Peter Leonard.

Accommodation is arranged over two floors in the main building and there is a separate studio / store room building that could serve as a home office or, subject to the relevant permissions, further accommodation.

The property is entered via a courtyard into an entrance hall that leads to a bedroom with en suite bathroom to the east and kitchen / dining room to the west. The kitchen has under floor heating and attractive Corian work surfaces. Steps lead up the living room which is entirely glazed at one end, making it a light, uplifting space. Other than in the kitchen / dining area there are limed oak floors throughout.

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South-East England
Sold

Hawkhurst II

Steps lead down to the second bedroom which also has an en suite bathroom as well as bespoke storage units and full height glazed doors that lead to a sunken garden.

The south-facing side of the property is still given over to the original greenhouse. This is an elegant 19th century wood, brick and glass structure which Leonard had restored and fitted with industrial lighting and a reclaimed brick floor.

Gardens surround the property with a larger lawn to the west side, courtyard garden to the north, smaller lawn to the east and to the south an attractive flower walk with arches and espalier trees.

The building was formerly the principal greenhouse of the Lillesden Estate, a large estate originally owned by the banker Edward Lloyd in the mid 19th century. Although not listed itself, there are number of listed buildings nearby that form part of the old estate. It is now a Conservation Area and an Area of Outstanding Natural Beauty.

Hawkhurst is a large village that is divided into two distinct areas known as The Moor and Highgate. This property is in The Moor area, which centres around a pretty village green on which can be found The Eight Bells Pub. The Highgate area incorporates Hawkhurst High Street, with its distinctive colonnade that includes a good selection of independent shops. There is also a small supermarket and public library nearby as well as a number of other pubs and restaurants (notably The Great House and The Queen's Inn). A Waitrose is due to open in Hawkhurst in September. Further afield are the larger towns of Cranbrook, Tunbridge Wells, Rye, Lewes and Battle.

There is an excellent choice of good schools in the area including the renowned Cranbrook School, St Ronans, Marlborough House, Dulwich Prep and Benenden School for Girls together with the many alternatives in Tunbridge Wells, including Holmewood House, and Tonbridge School for boys at Tonbridge.

Rail links to London run from Etchingham Station or Staplehurst and there are good road communications via the A21 which goes to the coast in one direction and joins the M25, providing access to London, in the other.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.