



## the kent manor house is a stunning georgian manor house in hawkhurst, kent. with easy access to london.

The house is set in many acres of countryside and woodland and has a lake, swimming pool, tennis court and a walled kitchen garden together with a separate self catering cottage, perfect for Shoot & Stay.

The layout of the house is perfectly proportioned with a stunning curved staircase, four formal reception spaces, high ceilings, full height windows and beautiful fireplaces. It is currently being renovated by the owners, so some rooms are finished and others have plastered or vintage wallpaper - the whole house is perfect for Paint & Decorate.

There are several beautiful bedrooms including a master bedroom overlooking the parkland and three Childrens rooms together with attic rooms and period bathrooms.

There are also wine vaults and cellars and an outbuilding at the back of the house. The house is filled with light and has huge flexibility for both fashion and interiors shoots.



## more information

### parking

Plenty of parking at rear of property.

### pets on site

There's one dog and four chickens at the property.

### taxis

#### **Pathfinder Private Hire**

07938806897

## closest train stations

### **Etchingham**

10 minutes drive

### **Staplehurst**

25 minutes drive

## local recommendations

### accommodation

#### **The George Inn**

High St, Robertsbridge, TN32 5AW

01580 880 315

### local florist

#### **Astilbe & Sorrel**

18 Levetts Lane, Bodiam, East Sussex, TN32 5UL

07736050777 / 01580 831 776

#### **Lindsay Barrow**

5 The Colonnade, Rye Rd, Cranbrook, TN18 4ES

01580 752 104

### food deliveries and caterers

#### **The Eight Bells**

The Moor, Hawkhurst, TN18 4NX

01580 389 039

#### **Sarah Hall Catering**

Challenden, Sponden Lane, Sandhurst, TN18 5NR

07947 752 872

### food shops

#### **Eggs to Apples Farmshop**

London Rd, Hurst Green, Etchingham, TN19 7QP

01580 860 566

#### **Hartley Dyke Farmshop**

Hartley road, Cranbrook, TN17 3QG

01580 715 233

#### **Waitrose, Hawkhurst**

Rye Road, Hawkhurst, TN18 4JB

01580 752 843

#### **Tesco, Hawkhurst**

Rye Road, Hawkhurst, TN18 4HG

