Hawkhurst Country House

Region: The South East **Sleeps:** 10

Overview

Please kindly note that bookings of 7-nights or more are available on request basis only, please enquire with our team for accurate pricing.







Hawkhurst Country House holds an excellent position within a designated Area of Outstanding Natural Beauty, close to the border of Kent and East Sussex. Set in two acres of gardens, guests will enjoy a totally tranquil stay, while a variety of helpful amenities can be found just a fifteen-minute stroll away in the historic village of Hawkhurst.

The beautiful home can comfortably accommodate up to ten guests across its five well-appointed bedrooms. Ideal for multi-generational families, the generous living spaces are perfect for socialising, the drawing room, sitting room and dining hall each boast tasteful interiors and elegant furnishings while the kitchen comes fully-equipped with all the tools you could possibly need to create delicious meals. With super-fast Wi-Fi throughout, Sonos speakers, and multi-channel Freesat 55-inch TV with Amazon Prime and Netflix, there is plenty to keep the older children and teens entertained in the evenings.

Upstairs on the first floor are the five bedrooms. The master bedroom suite is particularly impressive with its Indonesian teakwood four-poster bed, en-suite bathroom, and countryside views. The four remaining bedrooms comprise of two doubles, a twin and one with a trundle bed, which can be configured as a single, twins or a king-size bed on request. Guests staying in these rooms share the use of three fantastic family bathrooms so there is no danger of any queues!

Outside, after action-packed days spent exploring wonderful Kent and East Sussex, spend sunny evenings

dining al fresco on the pergola-covered terrace - heaven! The large grounds offer plenty of room for family games, with a flat area ideal for football, cricket or croquet. Not to mention the play area with swings, slide and a tree house which is ideal for kids.

Facilities

Villa • Great Value • Historical Sites • Wine Tasting • Working Fireplace/Woodburner • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Ideal for Teens • Maid Service Available • Cots (Cribs) • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Indoor Games • Smart TV • Heating • Playground • Swings • Slide • Treehouse • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Ground Floor
- Drawing room with cosy wood burner
- Sitting room with 55" Smart TV
- Dining hall
- Study
- Fully-equipped kitchen with breakfast dining facilities
- Cloakroom

First Floor
- Master bedroom with Indonesian teakwood four-poster bed and en-suite bathroom
- Bedroom with king-size bed
- Bedroom with double bed
- Family bathroom
- Bedroom with twin beds
- Bedroom with trundle bed *(can be configured as a single, twins or a king-size bed)*
- Family shower room

Second Floor
- Library area
- Family bathroom

Outside Grounds

- 2.5 acres of gardens
- Terrace
- Dining facilities
- Pergola
- Playground with slide and swings
- Weber barbecue *(please bring your own charcoal)*
- Ample parking

Additional Facilities

- Wi-Fi
- TV
- Selection of board games
- Washing machine & dryer
- 1x basket of logs provided during the winter months
- Alarm and Ring doorbell









Location & Local Information

Hawkhurst Country House is situated less than a 15-minute stroll from the centre of Hawkhurst village, where a good selection of helpful amenities can be found, including a Tesco, a Waitrose, and a selection of cafes and takeaways. A wider selection of excellent shops and restaurants can be found in the lovely town of Royal Tunbridge Wells, just a 25-minute drive away.

Conveniently situated on the border of Kent and East Sussex, there is plenty to see, do and explore in the surrounding area. For history enthusiasts, Bodiam Castle, Sissinghurst Castle, Scotney Castle and Battle Abbey are all within a 20-minute drive. Leeds Castle is also well worth a visit and just 35-minutes away. A number of excellent vineyards can be found in the local area including Biddenden Vineyards, Balfour Winery and Chapel Down at Tenterden, all within a 25-minute drive. For those with children, The Hop Farm with its animal farm, giant jumping pillows, indoor soft play and adventure play area, makes a fantastic day out and is less than 30-minutes away. For the beach bums, the seaside resorts of Bexhill and Hastings are just a 30-minute drive away.

Local Amenities

Nearest Town/City	**Royal Tunbridge Wells (23.6km)**
Nearest Village	**Hawkhurst (1.3km)**
Nearest Restaurant	**The Great House, Hawkhurst (1.7km)**
Nearest Supermarket	**Waitrose, Hawkhurst (1.3km)**
Nearest Golf	**Lamberhurst Golf Club (12.7km)**
Nearest Beach	**Hastings (24.6km)**









What we love

- During the Summer months, enjoy yummy barbecues al fresco on the pergola-covered terrace!
- Fabulous location on the outskirts of the beautiful village of Hawkhurst, ideal for those wanting to explore both Kent and East Sussex
- Brilliant setting for a multi-generational family get-together, with plenty of entertaining rooms for the whole group to socialise
- Two of the bedrooms features twin beds, ideal for children, friends or siblings to share!

What you should know...

- Please note that there is a large, unfenced pond at the bottom of the garden and so those travelling with younger children should ensure that they are supervised at all times.
- Guests are required to complete the owner's booking form with a list of all the names and ages of every member of the group staying at the house on confirmation.

Terms & Conditions

- **Security deposit:** £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** The maximum capacity for the property is strictly 10 including children, with the exception of 2 babies in travel cots. Guests are not permitted to exceed this limit without express permission. Weddings, stag/hen parties and any special events are not allowed. Travel cot & highchair available on request Guests will be required to complete the owner's booking form on confirmation.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra £150, payable to Oliver's Travels with the balance payment. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** No smoking or vaping.

- **Minimum stay:** Please note that there is a 2 night minimum stay, this may be increased across peak dates

- **Internet access?:** Wi-Fi internet access included.

*** The owner requires this booking form to be completed with a list of all the names and ages of every member of the group staying at the house on confirmation. No extra guests have permission to be on site during the booking***

BOOKING PARTY
The number of people occupying the property must not exceed 10, and their names must be disclosed in the booking form. Use of the property, facilities and grounds by anyone not named on the booking form, including day visitors, is forbidden without prior permission from the homeowners.
The person booking the property must be over 21, and will be responsible for the obligations and conditions of the booking.

HOUSE RULES
The House is a privately-owned home; the use of accommodation, grounds and facilities is entirely at the guests' risk, and no responsibility can be accepted by the owner for injury to the guest, nor for loss or damage to guests' belongings. Guest must accept full responsibility for their children's safety at all times, within the house and in the gardens. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises.

Guests agree to follow the instructions and guidelines found in the Guest Information Pack provided on arrival.

The lead guest is responsible for the property during the hire period and is expected to take good care of it and its contents. The property will be professionally cleaned after your stay but you must leave it in the same clean and tidy condition and state of repair at the end of the letting period as at the beginning.

The lead guest is responsible to the owner for the replacement cost of all breakages and damage that may be incurred during the rental period.

INCLUSIONS
Bed linen – all fitted sheets, duvets, duvet covers, pillows, pillowcases, towels, bathmats, and tea towels are provided. The beds are made up, ready to sleep in, for the guest's arrival.

The property is cabled for broadband and a WiFi/Ethernet hub is installed; this service is included in the rental rate.

Electricity, gas, water and central heating are included in the rental rate.

INSURANCE
Guests are advised to arrange insurance cover in case of potential cancellation and any accidental damage caused during your stay at the House.

*Please note the owner are happy to accept 2 babies in travel cots (in addition to the 10 guests)