



# Hawksview

Gables Park, Gravesend Road, Wrotham, Kent

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# An immaculate 'turnkey' house, with stunning, far reaching views, situated in a highly accessible, yet private location

An attractive and luxuriously appointed property with light and well-proportioned accommodation arranged over four floors, within the exclusive Gables Park



5 RECEPTION  
ROOMS



6 BEDROOMS



6 BATHROOMS



DOUBLE  
GARAGE



0.3 ACRES



FREEHOLD



RURAL/  
VILLAGE



4,277 SQ FT



GUIDE PRICE  
£2,750,000

## The property

Hawksview is an attractive and superbly presented 'turnkey' house situated in an elevated position within the exclusive Gables Park.

The house is luxuriously appointed and has light and well-proportioned accommodation arranged over four floors. There are incredible far reaching views over the gardens, grounds and surrounding area.

The entrance hall is light and has access to the principal reception rooms and staircase serving the other floors. The house is perfect for entertaining as the accommodation flows wonderfully.

Features of the house are numerous but include a wonderful study by Chambers of Sevenoaks, a huge kitchen/breakfast room, superbly equipped and full of long work surfaces and integrated appliances.

Double doors lead to a first floor balcony that runs along the south side of the house. This connects with the family room.

The family room, like much of the house, has been the subject of interior design - the lovely aspect, fireplace and specially commissioned screens make this room very special.

The garden room includes a Martin Moore kitchen with Integrated dishwasher/fridge/wine fridge.

The house has solar on the roof, that feeds into the daily electricity use.





## Outside

Hawksview is approached through electrically operated gates and over a small exclusive drive. The property is accessed through its own gates and leads to a large parking and turning area.

The detached double garage sits at right angles to the house. There is an electric charging point and plenty of places to park.

The landscaped garden is to the south of Hawksview. There is a sheltered terrace, lawns and well stocked flower and shrub borders. A path meanders to the pool area. The pool is equipped with a sliding cover and a professional swim jet.

Beyond the pool there is a gate leading to a communal park. The park is private to Gables Park and consists of a large expanse of grass interspersed by trees. It provides protection and a pleasant additional area for residents to enjoy.

In all about 0.3 of an acre plus 1.75 acres communal park.

## Location

Hawksview enjoys a stunning setting yet is very accessible to both major road and rail routes as well as the major towns of Sevenoaks 8.6 miles, Tonbridge 10 miles, Tunbridge Wells 17.6 miles and Maidstone 12.2 miles. The popular hub of West Malling about 5 miles away.

London is 32 miles away.

For those wanting to commute to London by train there is a choice of stations in the nearby towns the fastest service to London Bridge being about 25 minutes.

There is a superb choice of schools in the area in both the public and state systems. The area boasts some of the country's best public schools, like Tonbridge and Sevenoaks. Kent still has Grammar schools.

Leisure activities in the area include riding and walking in the surrounding countryside, golf at a number of highly regarded courses in the area including the prestigious London Club.

## Distances

- West Malling 5 miles
- Sevenoaks 8.6 miles
- Tonbridge 10 miles
- Maidstone 12.2 miles
- Tunbridge Wells 17.6 miles
- London 32 miles

## Nearby Stations

- Borough Green (Victoria 45 mins)
- Sevenoaks (London Bridge 22 mins, Cannon Street & Charing Cross 30/35 mins)

## Key Locations

- Leeds Castle
- Rochester Castle
- Upnor Castle
- Kent Life Heritage Farm Park

## Nearby Schools

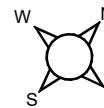
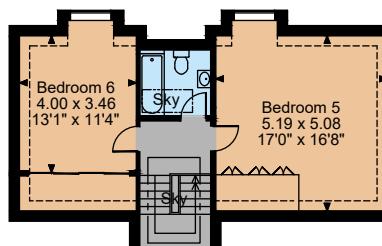
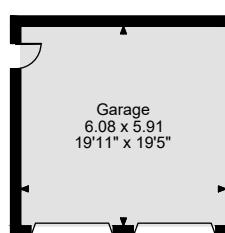
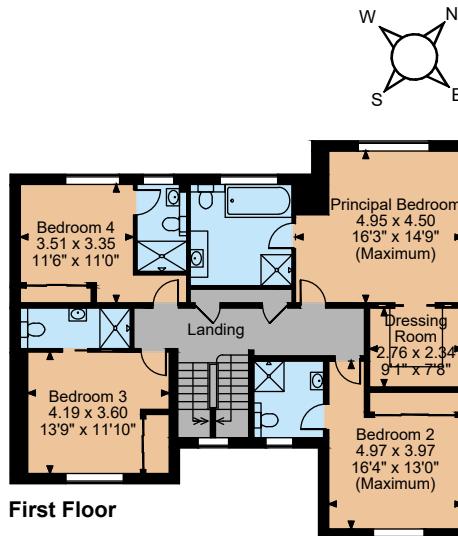
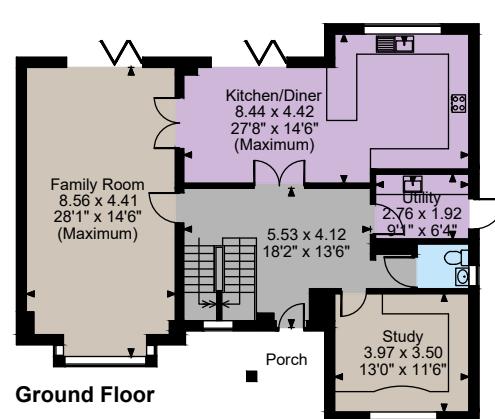
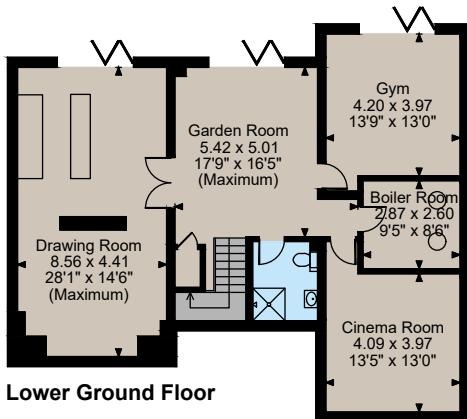
- Wrotham Primary School
- Wrotham School
- The Malling School
- Grammar Schooling in Maidstone, Tonbridge and Tunbridge Wells
- Sutton Valence
- Bethany











## Floorplans

House internal area 4,277 sq ft (397 sq m)  
For identification purposes only.

## Directions

Post Code TN15 7QD

what3words: ///target.equal.flats

## General

Local Authority: Tonbridge & Malling

Services: All mains services including gas

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band 'G'

EPC Rating: B

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

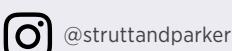
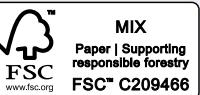
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## Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW  
**01732 459900**

sevenoaks@struttandparker.com  
struttandparker.com



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including Prime Central London

