

INIGO



Hawkwood Lane

CHISLEHURST, KENT

SOLD

This substantial Georgian house is nestled within the National Trust's Hawkwood Estate in Chislehurst, 40 minutes door to door from central London. Constructed in 1796, the building underwent a thoughtful conversion in 1994, retaining its historic integrity and winning a design award. Expansive entertaining spaces and three-bedroom suites are complemented by a separate guest cottage extending to some 2,166 sq ft. Externally, there is a private, gated driveway, and the plot has sweeping views over the bucolic Hawkwood Estate and its extensive landscaped gardens.

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Setting the Scene

The Hawkwood Estate is set in 170 acres of mixed parkland and farmland, and the 18th-century mansion built by Robert Jenner occupies a prominent position overlooking a valley. As one of several ancillary buildings that once supported the main manor house, Hawkwood Lane is thought to have originally been used as a laundry and has original lead-down piping with the year 1796 traced in stylistic lettering. The Estate is held in the care of the National Trust, and this house has an 86-year lease (approx). For more information, please see the History section.

The Grand Tour

Nestled along a charming, historic road in Chislehurst, the house is set back behind a high red-brick wall with private electric gates. From the sweeping gravel drive, a flight of topiary-lined steps descends to the main entry to the home. Visitors are greeted by a light-filled entrance hall with flagstone flooring and views of the garden ahead.



Occupying the main volume of the ground floor is a grand reception room with soaring ceilings and views over the front, side and rear gardens. The current owners have retained the building's original proportions with huge sash windows and a fireplace with a wood-burning stove. Bespoke shutters flank all windows in the room, and hardwood flooring runs underfoot. Adjacent sits a cosy television snug with an adjoining guest WC; all bathroom fixtures in the house are by Fired Earth, with Lefroy & Brooks and Samuel Heath fittings.

Downstairs, a bespoke family kitchen overlooks the expansive garden and entertaining terrace. Cabinets are a mixture of painted hardwood and burr walnut, topped with Carrera marble counters set with a butler's sink and a large new Aga. Hardwood flooring runs underfoot.

The expansive primary bedroom suite sits on the first floor and has been finished with Regency-style wallpaper and deep pile carpet; an expansive walk-in wardrobe has been fitted with bespoke cabinetry and a freestanding bath, and a marble-clad shower room with vanity is adjacent.

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On the second floor, a separate bedroom suite has a picture window framing surrounding fields, complemented by bespoke fitted cabinetry and a marble-lined en suite bathroom. The third floor is home to a further suite, with fitted cabinetry and raised bed, skylight windows and a tiled en suite shower room.

The house has also been fitted with Cat5 network cables, Sonos audio systems and air conditioning throughout. Outside, there is a guest cottage, which is currently used as additional living space and office, which has its own bathroom.

The Great Outdoors

The extensive garden wraps around the plot and is surrounded by bucolic pasture. A sweeping, original Georgian wall separates the house from the road and continues into part of the garden. Creating a wonderful sense of privacy, it has a number of well-established climbers and several pear trees along its circumference.

A mixture of sweeping lawns and well-developed flowerbeds, the plot lies on a slight slope leading towards the sweeping Hawkwood Estate. The current owners have created several intimate patio spaces for entertaining or alfresco dining, and several ancillary buildings are situated on the plot, including a potting shed and lawnmower store; there is also a well-established vegetable garden and chicken coop.

A private gravelled driveway sits at the front of the plan and is bordered by trellises and extensive topiary beds.

Out and About

Hawkwood Lane is an outstanding location; situated approximately 12 miles from central London, Chislehurst is a popular historic village served by a selection of shops, restaurants and excellent schooling. The local high street has an excellent selection of dining options, including the Giggling Squid, Bank House, Cote, Quattordici and Due Amici. Nearby, the Royal Parade has a fantastic range of independent shops and Chislehurst Golf Club is half a mile away.

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Frequent trains run from Chislehurst station (Zone 5) to London Bridge and Charing Cross, with journey times of approximately 15-30 minutes. London Gatwick Airport is approximately 28 miles away, and European train travel is possible from nearby Ebbsfleet International (a 25-minute drive).

Tenure: Leasehold

Lease Length: Approx. 86 years remaining

Service Charge: approx. £600 pa

Ground Rent: N/A

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.