



'Our Focus Determines Your Reality'



Bokes Farm
Horns Hill
Hawkhurst
Kent
TN18 4XG



Drawing Room * Sitting Room/Study * Wine Store
Split Level Kitchen/Dining/Family Room * Utility/Boot Room
Cloakroom

Master Bedroom Suite * Three Further Double Bedrooms
Family Bath/Shower Room * Family Bathroom

Enclosed Garden * Garage * Off Road Parking



STUNNING CONVERTED DAIRY

Converted in the 1980s, this delightful dairy is located within a hamlet of farm buildings on the outskirts of Hawkhurst, the situation is rural but not isolated.

Fully utilising the original dairy, the accommodation benefits from high ceilings and consists of a double aspect drawing room with wood burning stove, a sitting room/study, a stunning split level kitchen/dining/family room, a boot room, cloakroom and wine store creating the living space. Also on the ground floor there are three double bedrooms and two family bathrooms, one with a shower. On the first floor there is a master bedroom suite comprising a double bedroom, bathroom and dressing room. There is an abundance of storage in the property from fitted wardrobes to loft and eaves storage.

Outside the lawn to the front is bordered with a mature hedge and interspersed with mature trees, the adjoining drive opens out to create ample off road parking. A gate leads through to a pretty stone terrace with raised flower and shrub beds and mature trees, this leads to the garden to the rear which is again laid predominantly to lawn bordered with mature hedgerow and trees. Adjoining the lawn there is a vegetable garden with a garden store. There is also a greenhouse within the garden.



HAWKHURST

Nearby Hawkhurst offers a selection of shops including a Butcher/Provision Store, Chemist, Florist, Bakers, Hairdressers, Post Office, Bank, Petrol Station, Tesco and Waitrose, a few Restaurants and Take-Aways and an "Art" Cinema to name but a few.

SCHOOLS AND CONNECTIONS

Located within the much sought after Cranbrook School Catchment Area. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

Hawkhurst is situated within easy driving distance to the A21 which provides access to the M25 and motorways both North and South bound. Mainline Station at Staplehurst with services to London Bridge, Charing Cross and Cannon Street.

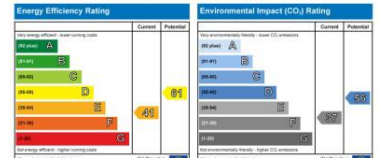


Energy Performance Certificate

The Dairy Bokes Farm Hons Hill
 Headbutt
 CRANBROOK
 TN18 4XG

Dwelling type: Detached house
 Date of assessment: 01 April 2010
 Date of certificate: 08 April 2010
 Reference number: 8504-6987-5209-3006-0403
 Type of assessment: RDSAP, existing dwelling
 Total floor area: 254 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

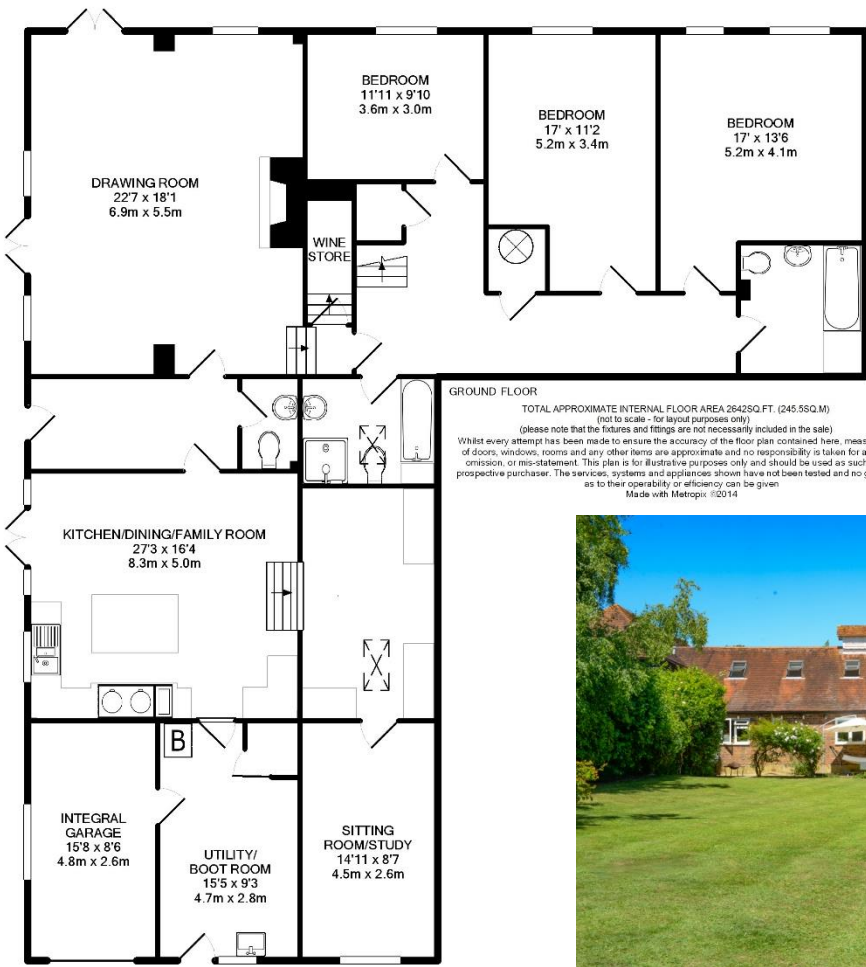


England & Wales
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

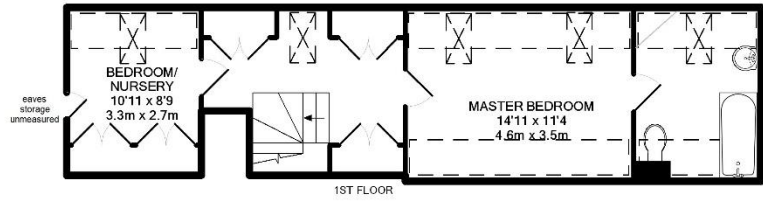
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy Use	303 kWh/m ² per year	197 kWh/m ² per year
Carbon dioxide emissions	19 tonnes per year	9.8 tonnes per year
Lighting	£198 per year	£152 per year
Heating	£2108 per year	£1329 per year
Hot Water	£261 per year	£256 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.
 Remember to look for the energy saving recommendations logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.
 The EPC and recommendations report may be given by the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



GROUND FLOOR
 TOTAL APPROXIMATE INTERNAL FLOOR AREA 2642SQ.FT. (245.5SQ.M)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2014



SERVICES

Mains electricity and water. Oil fired central heating. LPG. Solar panels.

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com