



'Our Focus Determines Your Reality'



Water Lane
Hawkhurst
Kent
TN18 5DE



Entrance Hall * Sitting Room * Dining Room
Kitchen/Breakfast Room * Cloakroom

Principal Bedroom with Fireplace * Two Double Bedrooms
Further Bedroom * Family Bath and Shower Room
Attic Bedroom * Attic Storage

Attractive Garden Approximately One Acre
Barn and Store Room with Potential * Off Road Parking



QUINTESSENTIAL GRADE II LISTED FAMILY HOME WITH VIEWS

This stunning Grade II Listed house is full of period features from inglenook fireplaces to exposed beams.

Presented in immaculate order, the accommodation consists of an entrance hall, a double aspect sitting room with fireplace, a double aspect dining room with fireplace, steps lead down to a double aspect kitchen/breakfast room with Aga and a cloakroom on the ground floor. On the first floor there is a double aspect principal bedroom with fireplace, a double bedroom with a fireplace, two further bedrooms, one of which is a double with vanity unit, and a family bath and shower room. A staircase leads to an attic bedroom with access to an area of attic storage.

Outside the property enjoys far reaching, uninterrupted views of the surrounding countryside. It sits in approximately one acre of attractive gardens which are not overlooked and has a terrace, lawn, well-stocked flower and shrub beds and a manicured hedge. There is a detached timber frame barn, the roof of which has recently been retiled, which subject to the necessary planning, could be converted for use as ancillary accommodation or a home office. It is currently used as a garage and has additional storage both above the garage area and next to it.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two local Supermarkets a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few.

Other local facilities include two doctors' practices, a vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

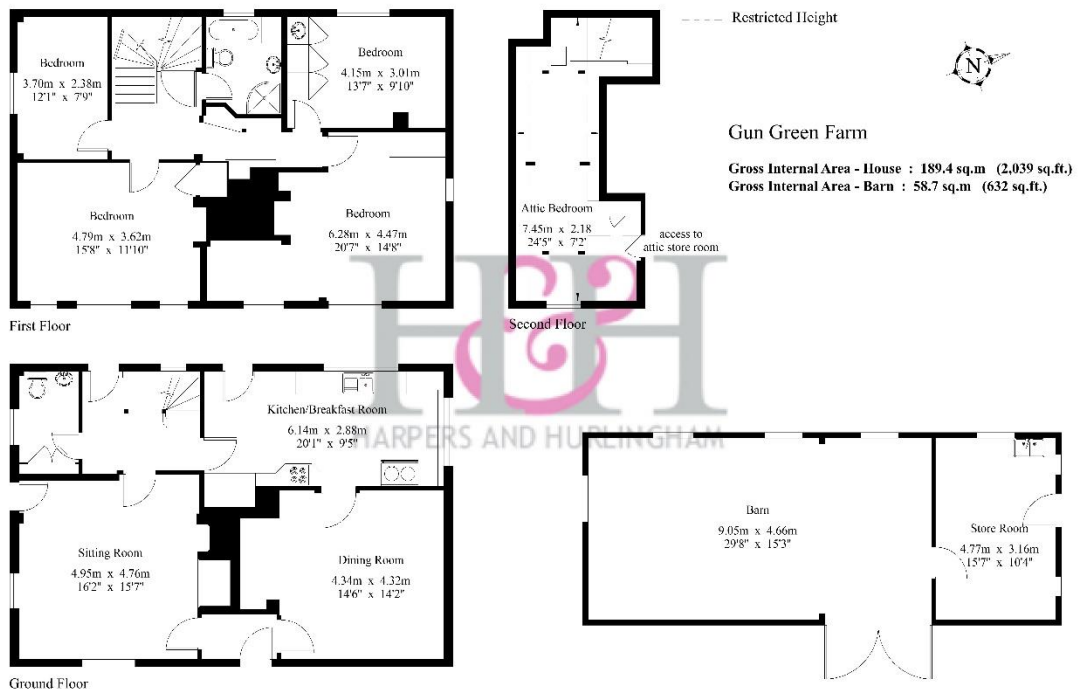
More extensive facilities are available in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

Hawkhurst is situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound.

Mainline Stations are available at both Staplehurst with services to London Bridge, Charing Cross and Cannon Street, and Etchingam with services through Tunbridge Wells to London.





SERVICES

Mains electricity and water. Oil fired central heating. Private septic tank drainage located in the garden

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

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

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