

# HAWKHURST KENT





HORNS ROAD, HAWKHURST  
KENT TN18 4QT

## Charming Detached Family Home with Views

Entrance Hall \* Drawing Room \* Sitting Room \* Dining Room  
Family Room \* Garden Room \* Kitchen/Breakfast Room  
Shower Room \* Cloakroom \* Utility Room \* Boiler Room

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Master Bedroom \* Three Double Bedrooms  
Well-proportioned Single Bedroom \* Two Bathrooms  
Separate W.C.

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Mature Garden \* Swimming Pool \* Tennis Court  
Integral Garage \* Garage \* Garden Store

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Cranbrook School Catchment Area

Harpers and Hurlingham  
The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

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Conveniently located on the outskirts of the village of Hawkhurst, this spacious detached family home, dating from the 1920s with later additions, enjoys stunning far reaching views over its own gardens and the countryside beyond.

The versatile accommodation consists of a double aspect drawing room with fireplace, sitting room with door to the garden, spacious triple aspect family room with door to the garden, dining room with doors to the garden, garden room, double aspect kitchen/breakfast room, shower room, cloakroom, boiler room and utility room with door to the garden and leading to the integral garage.

On the first floor there is a master bedroom with built-in wardrobes, three further double bedrooms with wardrobes, a well-proportioned single bedroom, two bathrooms and a separate w.c.

Outside gates open onto a drive that sweeps through the front garden to the garaging and the front of the house. The front garden is laid predominantly to lawn with mature trees and well stocked flower and shrub borders. To the rear the delightful manicured gardens are host to a variety of flowers and shrubs, mature trees, lawn on tiers separated by semi-circular steps and an elevated paved terrace. Within the garden there is a grass tennis court, a swimming pool with pool house and a greenhouse.

This charming property is within the much sought after Cranbrook School Catchment Area.

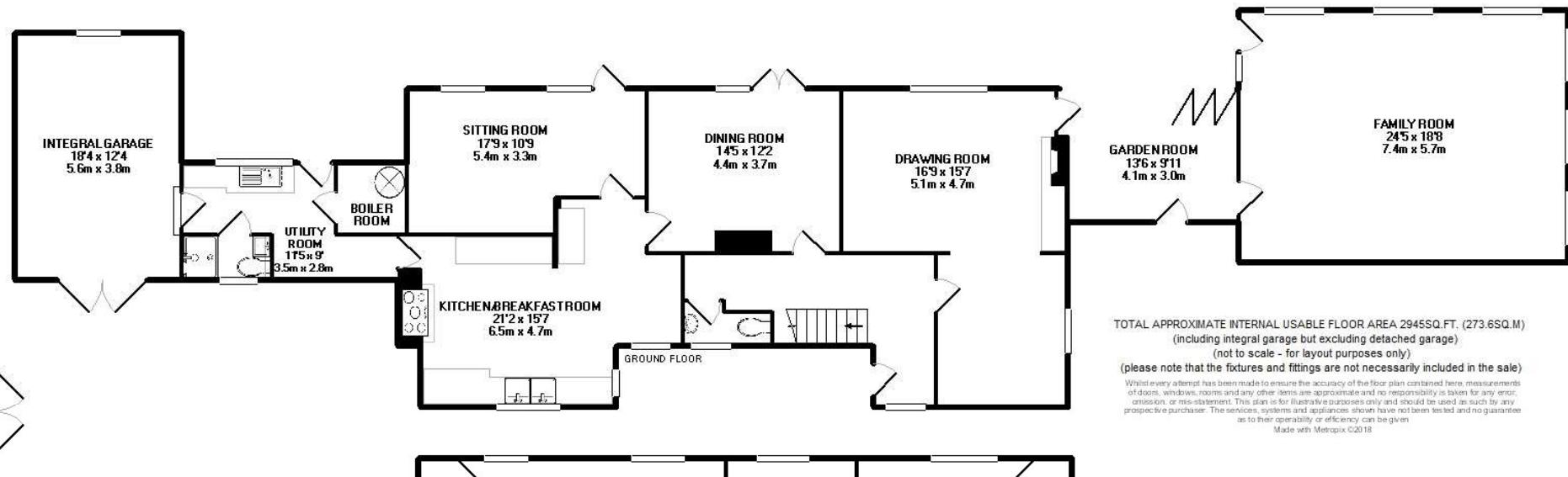


Situated on the outskirts of the village of Hawkhurst with all its amenities including a butcher, two supermarkets, chemist, cinema, florist and various restaurants. A short drive away is the larger town of Cranbrook which provides a good variety of shops, banks, supermarket and sports centre.

Nearby Bedgebury Pinetum and Bewl Water provide excellent leisure facilities.

As well as Cranbrook School there are many excellent private and state schools for children of all ages in the area including Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

Mainline Rail Services are available from Staplehurst into London Cannon Street and Charing Cross or Etchingham or Stonegate into Charing Cross.



## SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax  
Band H

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

