



'Our Focus Determines Your Reality'





The Moor  
Hawkhurst  
Kent  
TN18 4NS



Entrance Hall \* Sitting Room \* Kitchen/Breakfast Room  
Utility/Cloakroom \* Boot Room

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Principal Bedroom Ensuite \* Three Further Bedrooms  
Family Shower Room

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Off Road Parking \* Charming Secluded Garden



## ATTRACTIVE DETACHED FAMILY HOME

This delightful attached Victorian cottage has recently been extended and offers immaculately presented family accommodation throughout whilst retaining much of the period character. The front garden is laid to a wild meadow whilst the manicured rear garden provides a secluded haven.

The ground floor consists of an entrance hall leading to a double aspect sitting room with period fireplace, a double aspect kitchen/breakfast room with T.V. area and door to the garden, a boot room and utility/cloakroom.

On the first floor there is a double aspect principal bedroom with ensuite bathroom and built-in storage, three further bedrooms and a family shower room.

Outside a drive provides ample off road parking and adjoins the garden to the front which has been designed as a wild meadow with mature shrubs and hedging. The manicured garden to the rear is laid to lawn with mature planting including sculpture hedging and a paved terrace ideally for enjoying this charming secluded haven.





## 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.

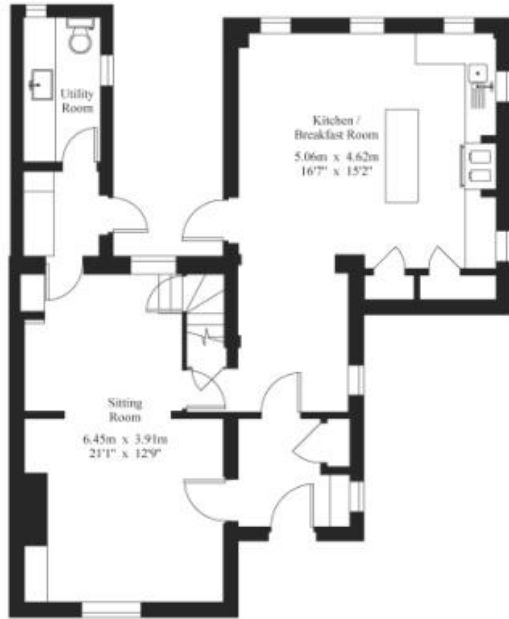
Mainline Stations are available at both Staplehurst with services to London Bridge, Charing Cross and Cannon Street, and Etchingham with services through Tunbridge Wells to London.





## 6 Lillesden Cottages

Gross Internal Area : 133.6 sq.m (1,438 sq.ft.)



Ground Floor



First Floor

0 2 4 6 8 10 Feet  
0 2 4 6 8 10 Meters

For Identification Purposes Only.

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**Energy Performance Certificate**

6 Lillesden Cottages, The Moor, Hawkhurst, CRANBROOK, TN11 4NS

Dwelling type: Semi-detached house Reference number: 0069-2891-7726-2200-3411

Date of assessment: 19 February 2020 Type of assessment: RGSAP, existing dwelling

Date of certificate: 20 February 2020 Total floor area: 124 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years: £3,144**

**Over 3 years you could save £915**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£354 over 3 years	£285 over 3 years	
Heating	£2,340 over 3 years	£1,889 over 3 years	
Hot Water	£441 over 3 years	£235 over 3 years	
<b>Total</b>	<b>£3,144</b>	<b>£2,229</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call Telephone 0800 444922. The Green Deal may enable you to make your home warmer and cheaper to run.

## SERVICES

Mains electricity, water, gas and drainage.

Tunbridge Wells Borough Council - Council Tax Band D

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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