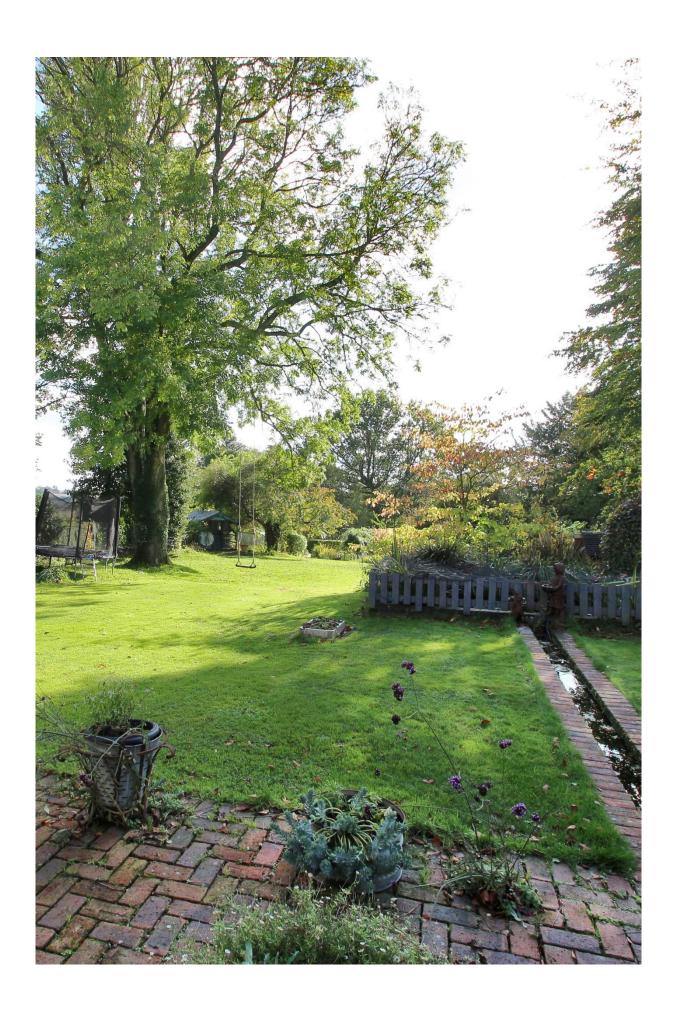


'Our Focus Determines Your Reality'



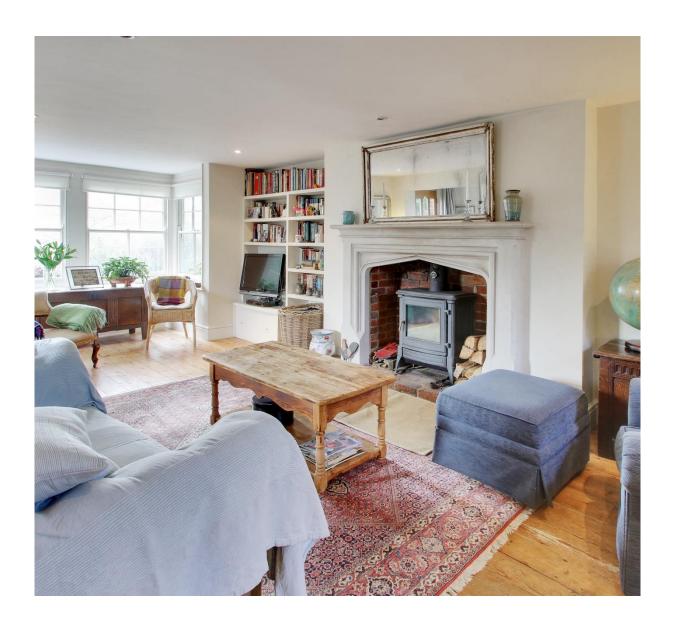
Rye Road Hawkhurst Kent TN18 5DA



Reception Hall * Sitting Room * Kitchen/Dining/ Family Room
Shower Room

Master Bedroom * Three Double Bedroom * Two Family Bathrooms

Charming Garden * Off Road Parking * Green House



ATTRACTIVE DETACHED FAMILY HOME

This attractive, detached property enjoys the best of both worlds, charming countryside views yet within walking distance of all the amenities in the sought after village of Hawkhurst. Dating from the early 20th century as two cottages, the property has since been converted and extended to create a comfortable family home sitting in just under an acre of garden.

The accommodation consists of a reception hall leading to a triple aspect kitchen/dining/ family room with door to the garden, a triple aspect sitting room with bay window, fireplace with log burning stove and door to the terrace and a shower room on the ground floor. On the first floor there is a master bedroom with bay window, three further double bedrooms and two family bathrooms.

Outside the property is approached via a shared driveway to a gated area of off road parking for a number of cars. The garden to the rear is laid predominantly to lawn with a brick terrace, vegetable garden, pond, well-stocked flower beds, a summer house, green house and garden store.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, a Bank, Petrol Station, two 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 Cranbrook, Tenterden and Tunbridge Wells.

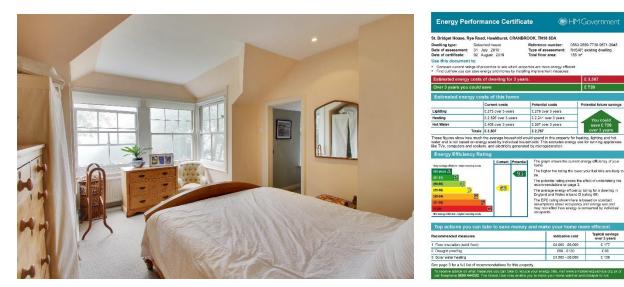
SCHOOLS AND CONNECTIONS

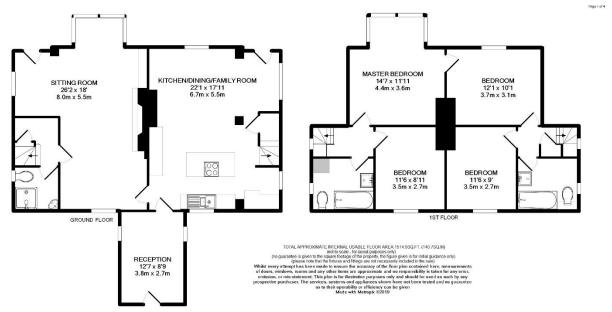
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.

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 Etchingham, approximately 5 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.









SERVICES

Mains electricity, gas and water. Gas fired central heating. Private cess pit drainage.

Access to the property is via an un-adopted lane. A public footpath runs adjacent to the boundary of the property.

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