



'Our Focus Determines Your Reality'



Home Farm
Water Lane
Hawkhurst
Kent
TN18 5DL



Entrance Hall * Drawing Room * Conservatory/Dining Room
Kitchen * Cloakroom

Principal Bedroom * Two Further Bedrooms
Family Bathroom * Family Shower Room

Delightful Mature Garden * Parking for Three Cars



STUNNING ATTACHED GRADE II LISTED COTTAGE

Situated on the outskirts of the village of Hawkhurst, a viewing is highly recommended to appreciate all this immaculately presented Grade II Listed cottage has to offer.

The deceptively spacious accommodation consists of an entrance hall, a drawing room with open fireplace, a conservatory/dining room opening into the fully fitted kitchen and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage, two further bedrooms, a family bathroom and a separate family shower room.

The cottage benefits from an enclosed manicured garden with a paved terrace, an area of lawn, delightful sculpted hedging and mature flower and shrub beds. There is also parking for three cars.



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.

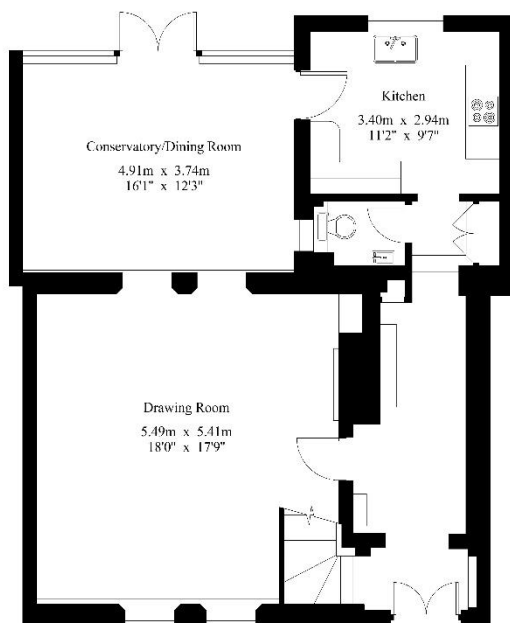
More extensive facilities are available in Tunbridge Wells.

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.

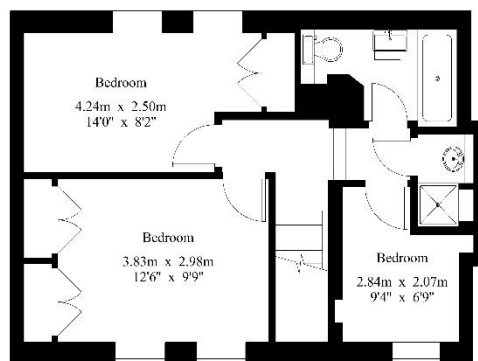




Ground Floor

2 Laundry Cottages

Gross Internal Area : 128.4 sq.m (1,382 sq.ft.)



First Floor

For Identification Purposes Only.
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SERVICES

Mains water, electricity. Oil fired heating. Shared private Klargester drainage.

EPC Rating: n/a

There owner of each property within Home Farm is a director of the Home Farm Management Company who meet annually to discuss and agree maintenance of communal areas and servicing of the drainage etc.

Tunbridge Wells Borough Council - Council Tax Band E

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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