



'Our Focus Determines Your Reality'



North Hill Road
Hawkhurst
Kent
TN18 4XA



Entrance Hall * Reception Room * Sitting Room
Kitchen/Dining Room * Utility Room * Shower Room

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Attractive Garden * Elevated Terrace * Integral Garage
Off Road Parking



RECENTLY REFURBISHED DETACHED FAMILY HOME

This recently refurbished home enjoys far reaching views over fields and woodland.

The light, well-proportioned family accommodation consists of an entrance hall leading to an inner reception room, sitting room with door to the garden, a kitchen/dining room opening into a utility room with door to the garden and a shower room on the ground floor.

On the first floor, there is a principal bedroom with ensuite shower room, three further bedrooms and a family bathroom.

The property is approached via a brick driveway which provides ample off road parking and leads to an integral garage. The garden wraps around the property and is laid predominantly to lawn with a pond, steps to an elevated terrace, raised brick flower beds and adjoins fields and woodland.

The property is conveniently positioned within an easy drive of the centre of the village of Hawkhurst and is a short distance to the Wealden Town of Cranbrook and the renowned Cranbrook School.



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

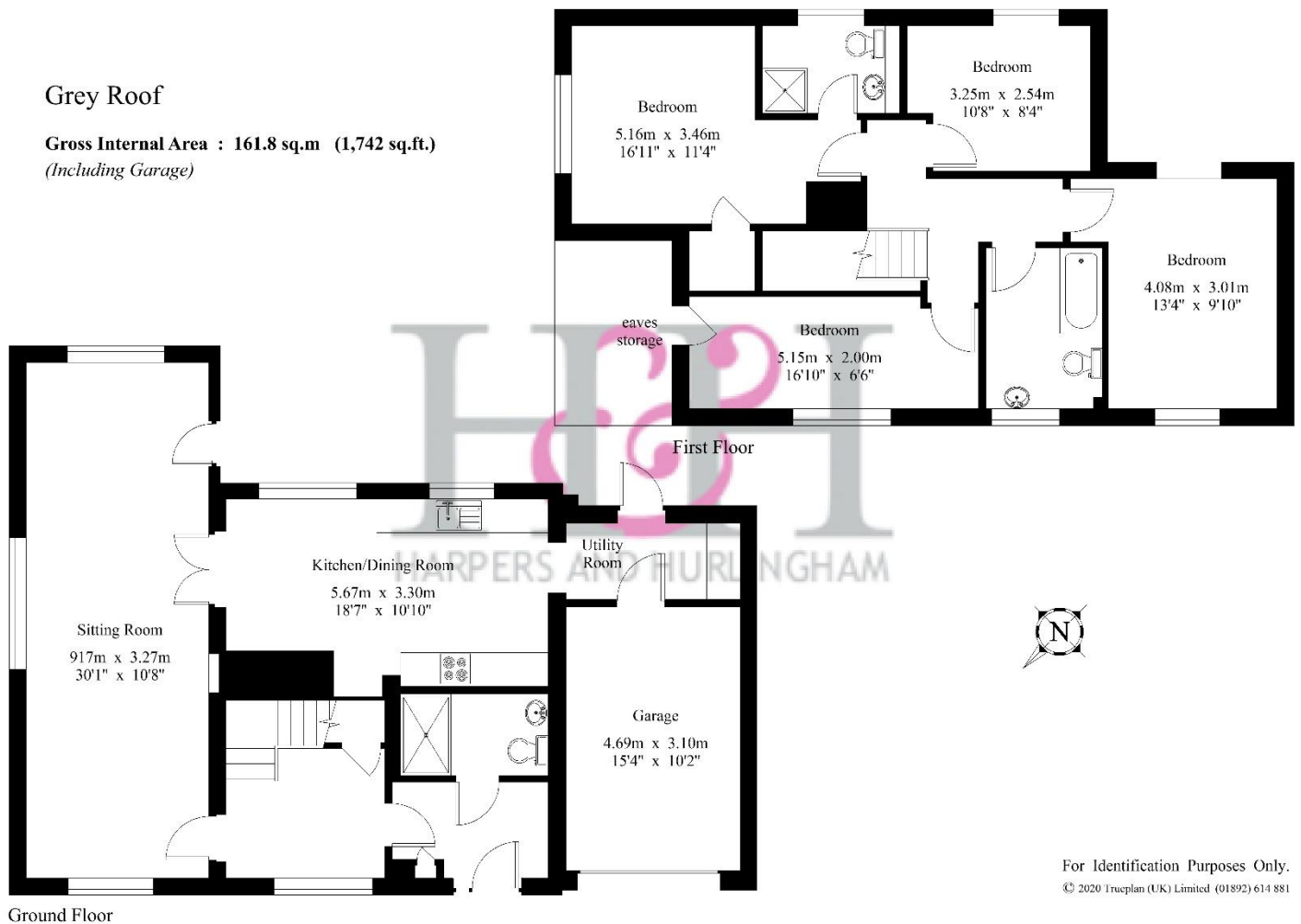
Hawkhurst is situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound.

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.



Grey Roof

Gross Internal Area : 161.8 sq.m (1,742 sq.ft.)
(Including Garage)



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SERVICES

Mains electricity, water and gas. Gas fired central heating. Shared treatment plant drainage located in neighbours garden.

EPC Rating: TBC

Access over neighbour's property to soil pipes and treatment plant for maintenance.

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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