



'Our Focus Determines Your Reality'



Iddenden Cottages  
High Street  
Hawkhurst  
Kent  
TN18 4PT



Entrance Lobby \* Sitting Room \* Dining Room \* Kitchen \* Utility Room  
Double Bedroom \* Bath/Shower Room

---

Principal Bedroom \* Two Further Double Bedrooms \* W.C.

---

Enclosed Garden \* Garden Store \* Driveway Parking



## CHARMING, PERIOD COTTAGE

This attractive Grade II Listed cottage is believed to date from 1635 with later additions and whilst exhibiting many period features throughout, from exposed beams to fireplaces, also enjoys the comfort of modern living.

The accommodation consists of an entrance lobby, sitting room with fireplace and log burning stove, a dining room with inglenook fireplace and log burning stove, kitchen with vaulted ceiling and door to the garden, a double aspect utility room, double bedroom with fireplace and family bath and shower room on the ground floor.

On the first floor there are three double bedrooms, one of which is triple aspect, a w.c. and access to eaves storage.

The enclosed garden is laid to lawn with a gravel and stepping stone path, brick and paved terrace, a further area of terrace, mature hedging, flower and shrub beds, and a garden store. The cottage also benefits from ample driveway parking.

Planning exists for a two-storey extension, extending the ground floor bedroom to create a further reception room and move the bathroom to the first floor.

The property occupies a convenient location on the edge of the village of Hawkhurst with easy access to the A21.



## HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, 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 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 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.





# Iddenden Cottages, TN18

Approximate Gross Internal Area = 121 sq m / 1299 sq ft  
(excludes restricted head height)



Garden  
26.97 x 14.25  
88'8" x 46'9"  
(Approx)



Ground Floor

IN

First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2024 - Produced for Harpers and Hurlingham



## SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: n/a

TWBC planning ref: 13/02765/HOUSE, work has been initiated.

Property has right of way across the rear of no. 4 Iddenden Cottages.

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



5 IDDENDEN COTTAGES, TN18 4PT

**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)