



‘Our Focus Determines Your Reality’



Horns Hill
Hawkhurst
Kent
TN18 4XH



Entrance Hall * Drawing Room * Sitting Room * Study Area
Conservatory * Kitchen/Breakfast Room
Utility Room * Cloakroom
Two Double Bedrooms both Ensuite

Three Double Bedrooms * Family Bathroom

Delightful Mature Garden * Swimming Pool with Pool House
Ample Off Road Parking



STUNNING GRANARY CONVERSION

This stunning granary conversion has been updated and enhanced by the current owners and offers an excellent family home.

The immaculate accommodation consists of a glass entrance hall leading to a triple aspect drawing room with feature exposed stone wall and fireplace with log burner, vaulted sitting room with fireplace and log burner, a study area opening into the conservatory, a kitchen/breakfast room again with exposed stone wall, a utility room and a cloakroom on the ground floor. Also on the ground floor there is a triple aspect principal bedroom with ensuite shower room and a guest bedroom with ensuite bath and shower room. On the first floor there are a further three double bedrooms and a family bathroom.

A feature of this property is the delightful manicured garden with areas of terracing, a vegetable garden and swimming pool set in a paved partially covered terrace ideal for alfresco entertaining. There is ample off road gated parking.



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.

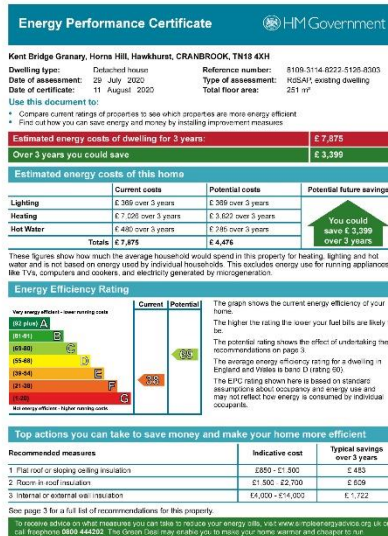
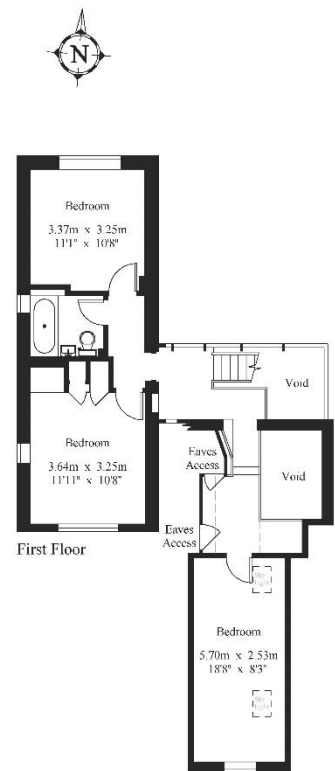
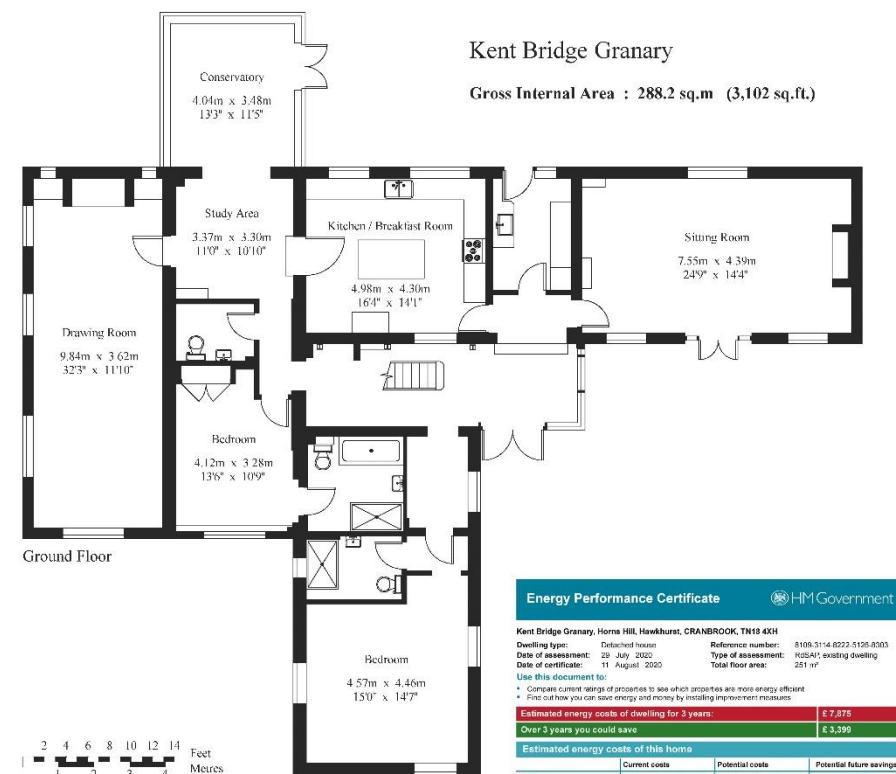
More extensive facilities are available in Tunbridge Wells.

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.





SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

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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