



'Our Focus Determines Your Reality'



Gills Green
Hawkhurst
Kent
TN18 5ET



Entrance Hall * Sitting/Dining Room * Kitchen/Breakfast Room
Utility Room * Cloakroom
Ground Floor Bedroom * Study * Dressing Room * Shower Room

Two Double Bedrooms * Sitting Area
Family Bath/Shower Room

Stunning Walled Garden * Vinery * Summerhouse * Garden Store
Boot Room * Garage * Driveway Parking



TUCKED AWAY DETACHED CHALET STYLE HOME

A Gardeners Delight, this detached chalet-style house occupies a tucked away position in the hamlet of Gills Green within the Cranbrook School Catchment Area; the property is complemented by a mature walled garden, once part of the Ellerslie Estate, which has been landscaped to incorporate a paved terrace, Summerhouse and pond not to mention the stunning vinery which includes a productive vine.

Recently refurbished and extended to a high specification and presented in immaculate order throughout, the flexible accommodation consists of an entrance hall, 'L' shaped sitting/dining room with log burning stove and French doors opening onto the terrace, a double aspect kitchen/breakfast room with rolling island and a door opening into the boot room which is open to the garden, a utility room and cloakroom. Also, on the ground floor accessed internally via the sitting room but with its own entrance so easily self-contained, is a double bedroom, dressing room, study and shower room. There is a further room which has a staircase to a Victorian cellar discovered during the renovations, and there is also a door opening into the vinery.

On the first floor there are two double bedrooms, a sitting area and a family bath/shower room.

Gates open onto to the gravel driveway which leads to the house and garage and provides additional parking. The garden to the rear enjoys an elevated terrace, a pond, area of lawn, a variety of fruit trees, Summerhouse and garden store all within a walled boundary.



HAWKHURST AND CRANBROOK

Hawkhurst offers facilities including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants, an "Art" Cinema, two doctors' practices, a vets, opticians and dentist.

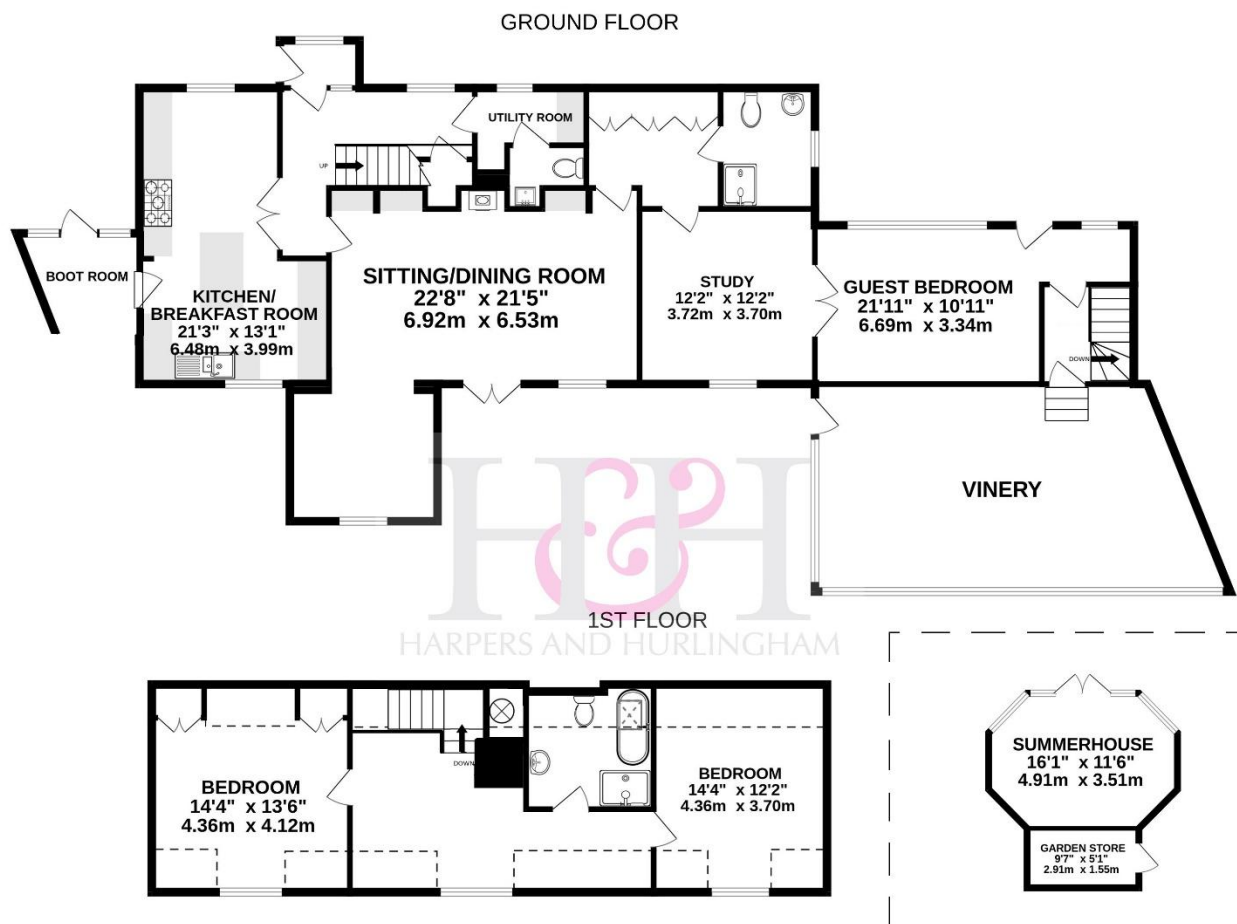
Cranbrook is renowned for its mix of shops, cafes, restaurants, boutiques and a good range of amenities. Dominating the town are the early stone church and the 19th century windmill. Both Hawkhurst and Cranbrook offer a wide variety of sports and social activities.

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, St Ronans, and Dulwich School in the area.

Situated within a short drive of the A21 which provides access to the M25 both North and South bound. There is a mainline station at nearby Staplehurst with services into London.





TOTAL APPROXIMATE INTERNAL FLOOR AREA HOUSE (excluding Vinery and Boot Room) 2,063.4SQ.FT. (191.7SQ.M.)
SUMMERHOUSE 164.7SQ.FT. (15.3SQ.M.)
GARDEN STORE 45.2SQ.FT. (4.2SQ.M.)

(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

All mains services connected. Gas fired central heating. Solar panels. Fibre to the property.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: C

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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