



'Our Focus Determines Your Reality'







Horns Hill  
Hawkhurst  
Kent  
TN18 4XE



Entrance Hall \* Drawing Room \* Sitting Room \* Kitchen/Dining Room  
Utility Room \* Cloakroom

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Principal Bedroom Ensuite \* Two Further Double Bedrooms  
Family Bath/Shower Room \* Study

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Attractive Garden with Terracing and Views  
Garage \* Off Road Parking





## DELIGHTFUL PERIOD COTTAGE IN RURAL HAMLET LOCATION

This delightful cottage occupies a rural farm hamlet location on the outskirts of the sought after village of Hawkhurst and benefits from an attractive garden with far reaching countryside views.

Presented in immaculate condition throughout the accommodation consists of an entrance hall, a drawing room with wood burning stove, a sitting room with doors to the garden, a kitchen/dining room with vaulted ceiling, doors opening to the terrace and a pantry, a utility room and a cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite shower, two further double bedrooms, each with a fireplace and a family bath and shower room. On the second floor there is a study.

A driveway provides off road parking and leads to a garage. A path leads across the garden to the front door, the garden is laid predominantly to lawn bordered with manicured hedging and flower and shrub beds. There is secluded terracing from which to enjoy the charming situation.



## 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

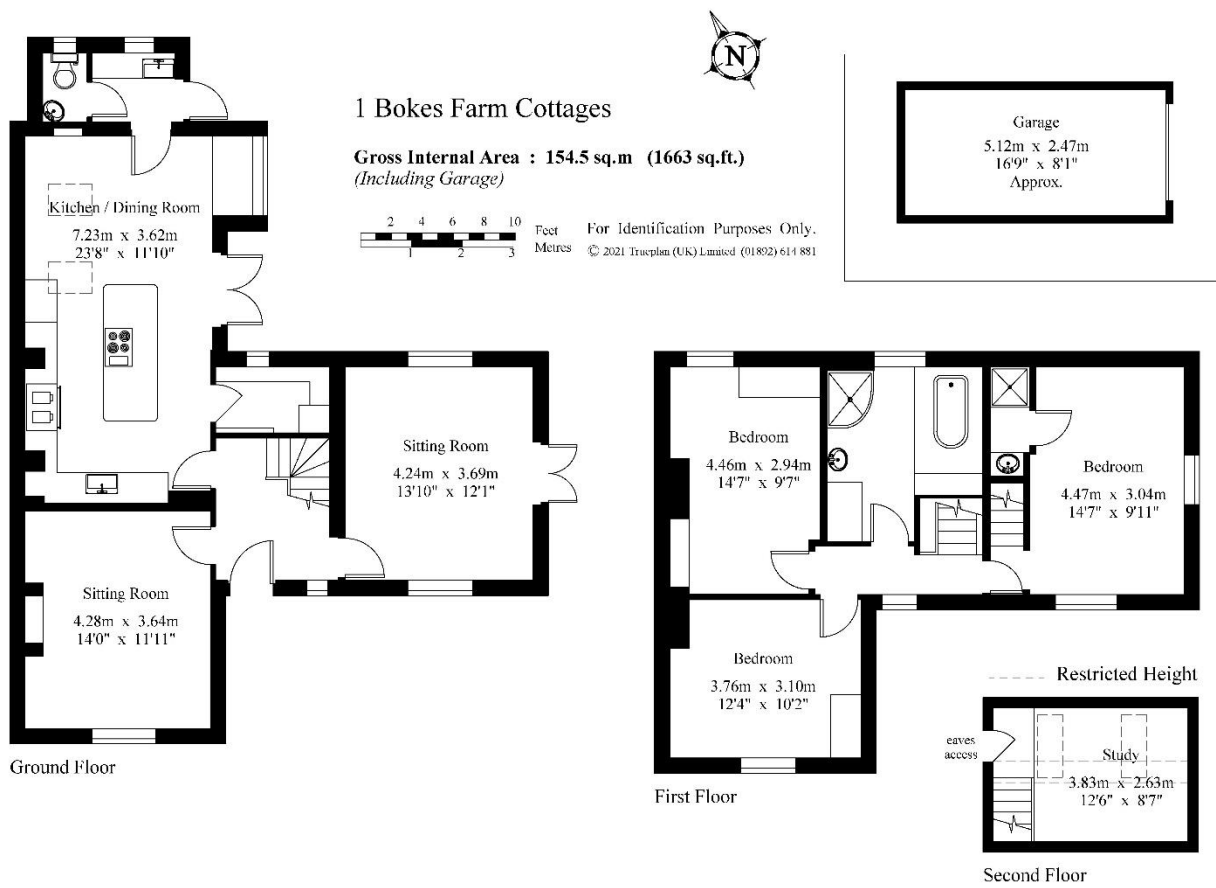
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School in the area.

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.









## SERVICES

Mains electricity and water. Oil fired central heating.

EPC Rating: F – full details available on request.

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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