



'Our Focus Determines Your Reality'



Horns Road  
Hawkhurst  
Kent  
TN18 4QU



Entrance Hall \* Living Room \* Family Room \* Kitchen  
Utility Room with Pantry \* Boot Room\* Cloakroom

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Principal Bedroom Ensuite \*  
Four Further Double Bedrooms, Two Ensuite \* Family Shower Room

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Stunning Garden/Grounds approximately 2 Acres \* Tennis Court  
Double Garage \* Off Road Parking



## STRIKING DETACHED FAMILY HOME

Built in the 1930s, this striking detached family home sits along a sweeping drive in delightful gardens of approximately 2 acres, on the outskirts of the village of Hawkhurst.

With high ceilings commensurate with a property of this period, the well-proportioned accommodation consists of an elegant entrance hall, a kitchen/dining room with bay window and views over the garden, a living room with fireplace and bay window, a family room, conservatory, utility room with pantry, boot room with door to outside and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with bay window and ensuite bathroom with roll-top bath, four further double bedrooms, three with bay windows and two with ensuite shower rooms, there is also a family shower room.

Outside a sweeping drive leads to double gates which open onto ample off road parking and the detached double garage. Sitting in delightful park-like garden and grounds of approximately 2 acres of lawn, well-stocked flower and shrub beds and mature trees together with a hardcourt tennis court.



## 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.

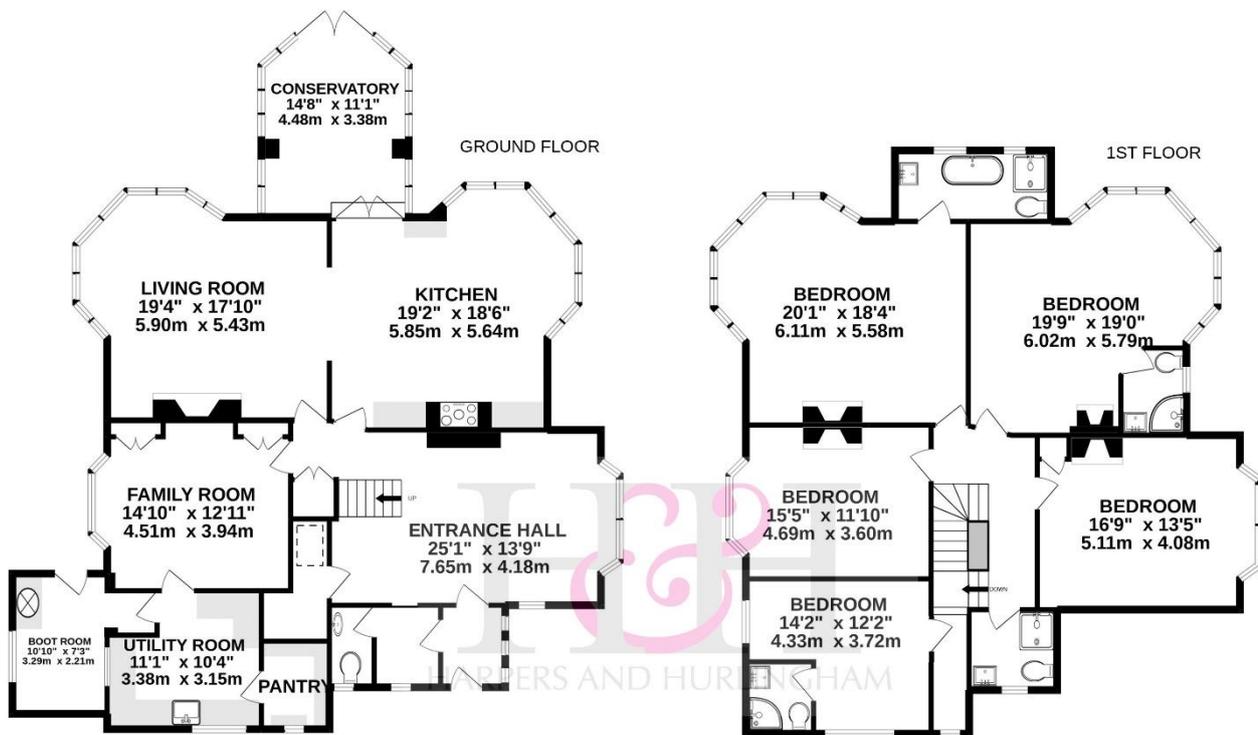
More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

## SCHOOLS AND CONNECTIONS

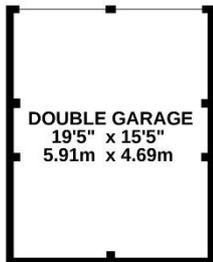
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School in the area.

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.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding the Garage) 2,652.2SQ.FT. (246.4SQ.M.)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
 (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

Mains electricity, gas and water. Gas fired central heating. Private drainage.

EPC Rating: C – full details are available on request.

Please note that a variety of restrictive covenants are in place.

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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