



'Our Focus Determines Your Reality'



High Street
Hawkhurst
Kent
TN18 4PX



Reception Hall * Sitting Room * Family Room * Study
Conservatory * Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite
Four Further Double Bedrooms, Two Ensuite
Family Bath/Shower Room

Attractive Gardens with Terrace * Triple Garage with Room Above



STUNNING 4,300 SQ.FT. FAMILY HOME

Occupying an elevated position on the outskirts of the village of Hawkhurst, this stunning, detached 4,300 sq.ft. family home was built in 2009 and is presented in immaculate order throughout.

Behind the impressive façade, the property provides with well-proportioned stylish accommodation over three floors. Double doors open into the galleried entrance hall with double height square bay feature window, to the left there is a double aspect family room with double doors opening into the sitting room where there is a fireplace with log burning stove and tri-fold doors opening into the conservatory; the conservatory features exposed brick with brick corbelling and a pair of double doors opening onto the terrace. Tri-fold doors then open from the conservatory into the kitchen/breakfast room with wrap around units, an Aga, separate ovens and hob, an island with breakfast bar and a sitting area which could be used as a dining room. There is also a utility room with door to the garden, study with square bay window and cloakroom on the ground floor.





On the first floor the double height bay window is again a feature from the galleried landing. The double aspect principal bedroom enjoys views over the garden and has an ensuite bath and shower room with dual basins, there is a further double aspect double bedroom with ensuite bath and shower room. A family bath and shower room serves the two additional double bedrooms, one of the bedrooms features the square bay window. All the bedrooms benefit from built in storage. A staircase leads to the second floor double bedroom with ensuite shower room.

Electric gates in a brick wall open onto a sweeping drive, bordered with manicured hedging, which provides ample off road parking and leads to the house and triple garage with separate access to the room above and could subject to the necessary planning permission be used to create an annexe or home office. The property sits well within the charming manicured garden which is a gardener's delight and is laid to lawn with mature trees, well-stocked borders and beds, an expansive paved terrace enclosed with a manicured hedge; a stone path leads to a vegetable garden and garden store again enclosed with a manicured hedge. The area of garden to the front of the house is laid predominantly to lawn sloping away to the brick wall and is again peppered with mature trees. On the roadside of the wall there is additional hedging.





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

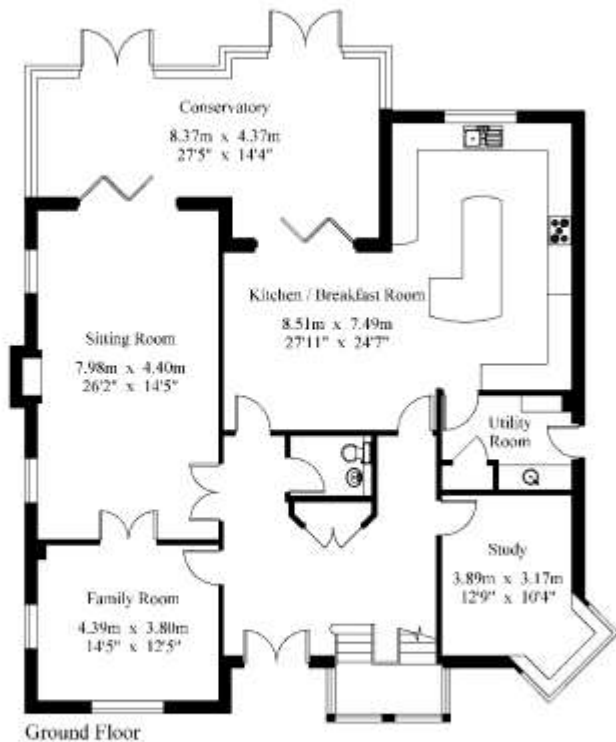
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.

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.



Windmill Field

House - Gross Internal Area : 401.5 sq.m (4321 sq.ft.)
Garage - Gross Internal Area : 103.4 sq.m (1112 sq.ft.)



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SERVICES

All mains services connected. Gas fired central heating.

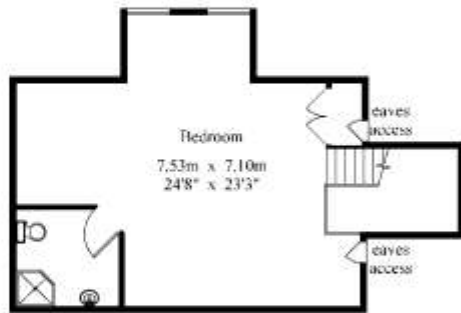
EPC Rating: C – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band H

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

Windmill Field

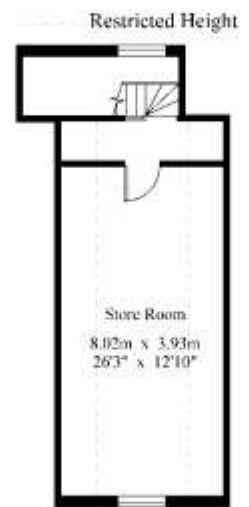
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Second Floor



Ground Floor



First Floor



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