



'Our Focus Determines Your Reality'



Rye Road
Hawkhurst
Kent
TN18 5DP



Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast Room
Utility Room * Cloakroom

Principal Bedroom * Four Further Bedrooms
Jack 'n' Jill Family Bath and Shower Room

Stunning Mature Garden * Garden Store
Double Garage * Off Road Parking



STRIKING GRADE II LISTED FAMILY HOME

Believed to date from the mid 1700's with later additions, this striking Grade II Listed family home sits in stunning mature gardens of approximately 0.75 acres.

Full of character from exposed beams to period fireplaces and with the convenience of modern living, the accommodation consists of an entrance hall, double aspect sitting room with fireplace and log burning stove, dining room with fireplace, triple aspect kitchen/breakfast room with doors to the garden, utility room with door to the garden and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite Jack 'n' Jill bath and shower room, and four further bedrooms.

Outside stunning gardens are laid predominantly to lawn interspersed with a variety of mature trees, flower and shrub beds and decorative brick walls. A terrace wraps around the property ideal for enjoying the garden. There is a double garage and additional ample off road parking.

Located on the outskirts of the village, the property has easy access to the road and rail networks and is within the much sought after Cranbrook School Catchment Area.



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.

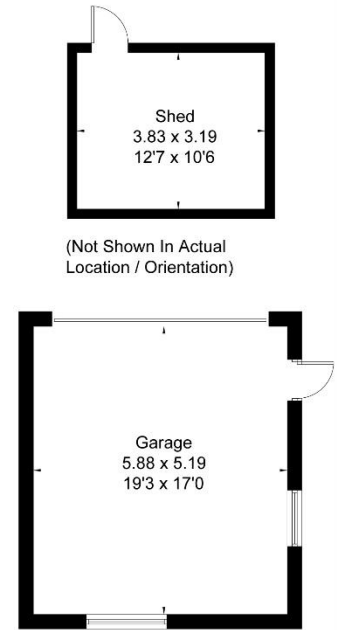
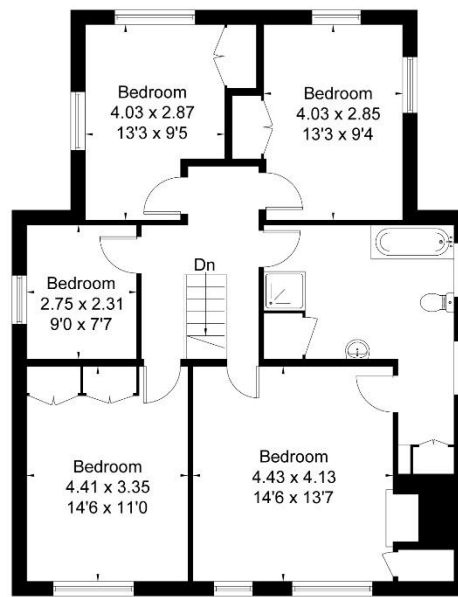
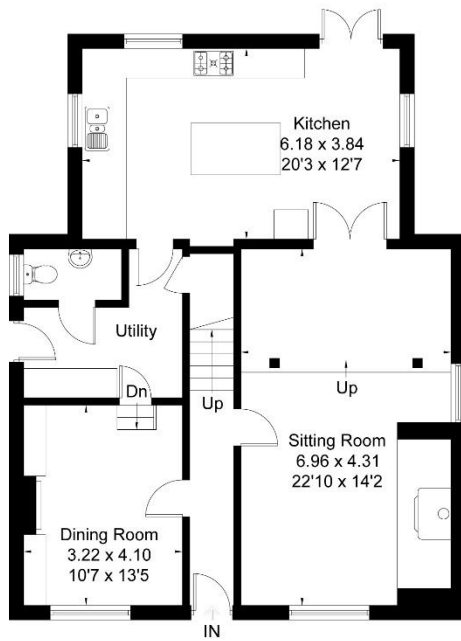
SCHOOLS AND CONNECTIONS

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.



Approximate Area = 181.3 sq m / 1951 sq ft
Garage = 30.7 sq m / 330 sq ft
Total = 212 sq m / 2281 sq ft (Excluding Shed)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 299501



SERVICES

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

A right of access to adjacent field.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band F

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com