



'Our Focus Determines Your Reality'



Water Lane
Hawkhurst
Kent
TN18 5DE



Reception Hall * Secret Sitting Room * Study * Kitchen/Family Room
Dining Room * Utility Room * Shower Room

Principal Bedroom * Three Further Double Bedrooms
Family Bath/Shower Room

Garden and Grounds approx. 0.35 Acres * Detached Studio
External Store Room * Off Road Parking



ATTRACTIVE, DETACHED PERIOD HOME

Built in around 1900, with later additions, this attractive, detached family home has been refurbished throughout with the exception of the principal bedroom, the property offers comfortable, immaculately presented accommodation. Sitting within a garden and grounds of approximately 0.35 acres with a detached studio is conveniently located on the outskirts of the village of Hawkhurst.

The accommodation consists of porch leading into a double aspect reception hall with fireplace and log burning stove, a study/bedroom, and a ground floor shower room; the double aspect kitchen/family room has doors opening to the terrace, a fireplace with log burning stove and a bookcase which opens to reveal a secret sitting room. The family room opens into the vaulted dining room with doors to the garden, and there is also a utility room with a door to the outside, on the ground floor.

On the first floor there is a double aspect principal bedroom with built-in storage, three further double bedrooms and a family bath/shower room.

Outside a gravel driveway provides ample off-road parking. A gate opens into the enclosed garden to the rear which offers a paved terrace, and an area of lawn bordered with mature hedging and attractive well-stocked flower and shrub beds. There is a detached studio and an external store room attached to the house.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Baker, Hairdressers, Petrol Station, 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 vet, optician 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

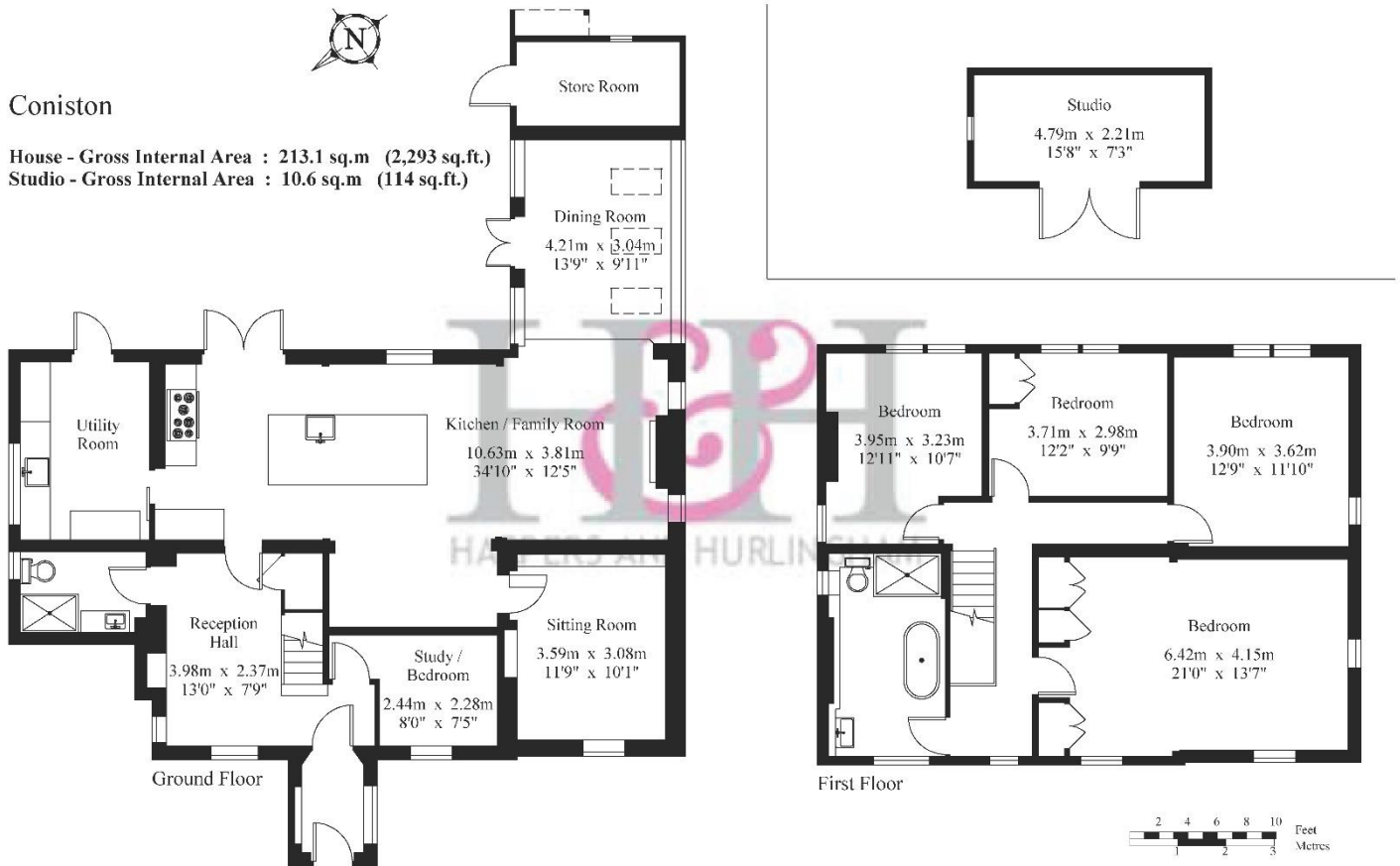
In addition to Cranbrook School, there are other excellent public and state schools in the area for children of all ages, namely Benenden School, Bethany, Marlborough House, St Ronans and Dulwich Prep School.

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.



Coniston

House - Gross Internal Area : 213.1 sq.m (2,293 sq.ft.)
Studio - Gross Internal Area : 10.6 sq.m (114 sq.ft.)



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SERVICES

Mains electricity, gas and water. Gas fired central heating. Private Septic Tank located to the left-hand side of the shed.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

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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