



'Our Focus Determines Your Reality'



Attwaters Lane
Hawkhurst
Kent
TN18 5AR



Development Opportunity
Outbuildings with Full Planning Permission

Entrance Hall * Open-plan Kitchen/Sitting/Dining Room
Utility Room
Principal Bedroom with Ensuite * Further Bedroom
Family Bathroom

Stunning Grounds approx. 0.37 Acres * Off Road Parking



TWO OUTBUILDINGS WITH FULL PLANNING PERMISSION

Full planning permission has been granted to create a two-bedroom single storey dwelling using a contemporary glass link between two outbuildings with approximately 1/3 acre of stunning mature gardens. The development is set in the High Weald Area of Outstanding Natural Beauty in a rural, yet not isolated, country lane location between the sought-after town of Cranbrook and village of Hawkhurst.

An independent structural report has been carried out and the barns walls and the cast insitu floors are found to be in a reasonable condition and can be reused without significant structural alterations. The roof structure can be reused but will need additional strengthening to support a lightweight insulated roof.

The accommodation will consist of a glass link between the two outbuildings which will form an entrance hall/sitting area, an open-plan kitchen/sitting/dining room with bi-fold doors to the garden, and a utility room with a door to outside; the principal bedroom will have an ensuite shower room, built-in storage and bi-fold doors to the garden, a second bedroom will also have a door to the garden, and there will be a family bathroom.

Outside there is provision for a new driveway and off-road parking.



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.

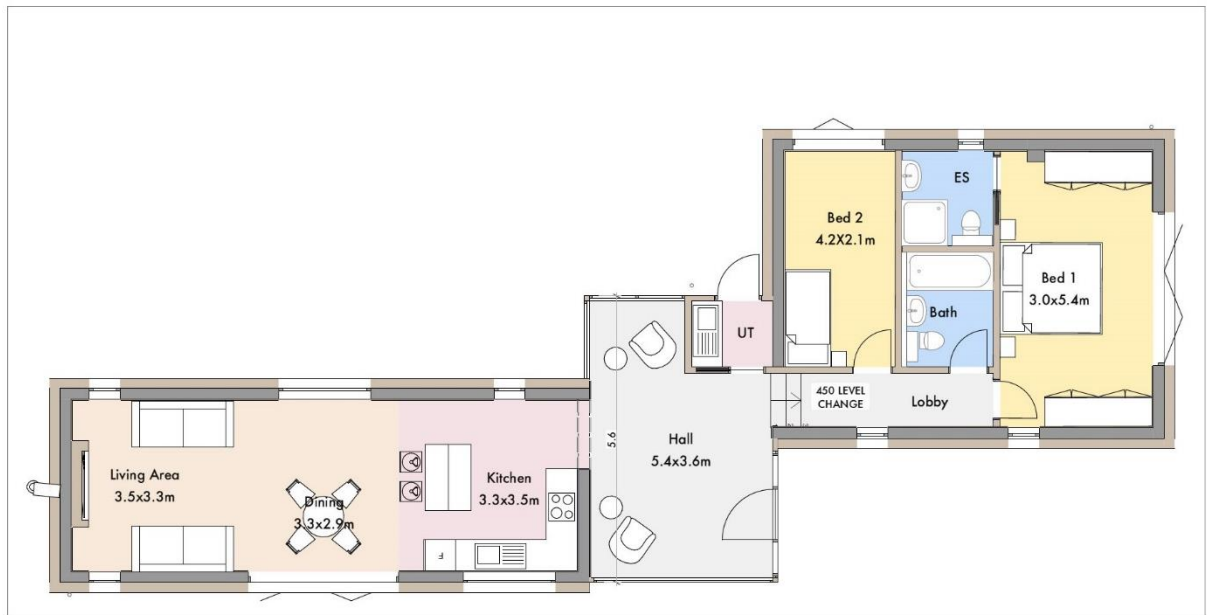
SCHOOLS AND CONNECTIONS

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.



Ground Floor Plan Existing



Ground Floor Plan Proposed





SERVICES

Tunbridge Wells Borough Council – Planning reference TW 23/01865/FULL

No services are connected.

The vendor appointed JHD Architects to design and make a planning application to convert the 2 existing garden outbuildings into a house. The work aligns with RIBA Stage 3.

Whoever buys the development will need to make their own arrangements to appoint an Architect or someone else suitably experienced to complete the construction design (RIBA stage 4) and to discharge the planning conditions.

They may also wish to engage an Architect or someone else suitably experienced to oversee the construction work (RIBA stage 5).

Viewing by appointment only.



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