



'Our Focus Determines Your Reality'



Eton Place  
The Moor  
Hawkhurst  
Kent  
TN18 4NW



Sitting/Dining Room \* Kitchen  
Cloakroom

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Principal Bedroom \* Two Further Bedrooms  
Family Bathroom

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Enclosed Garden \* Off Road Parking





## CHARMING PROPERTY IN GATED COMMUNITY

Built in the mid-00s this charming property is part of the desirable Eton Place, a gated community overlooking The Moor in Hawkhurst, and within walking distance of the village centre.

The accommodation consists of a fitted kitchen, a sitting/dining room with doors to the garden and a cloakroom on the ground floor.

On the first floor there is a principal bedroom, two further bedrooms and a family bathroom.

Once inside the gated community, the property enjoys off-road parking. There is an enclosed garden to the rear which is laid to lawn with areas of paved terrace and raised flower and shrub beds.

The property is ideally situated for access to the A21 and therefore the main road and rail networks.



## 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 FLOOR AREA 753.55Q.FT. (705Q.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 reliability of the description contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
 Made with Metaplan 6/2024

## SERVICES

All mains utilities connected. Under floor heating throughout.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: C – full details available on request

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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