



'Our Focus Determines Your Reality'



BIRCHFIELD GROVE

Rye Road
Hawkhurst
Kent
TN18 5AF



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

Principal Bedroom, Ensuite * Three Further Bedrooms
Family Bathroom

Enclosed Garden * Garage * Driveway Parking



LIGHT-FILLED MODERN DETACHED FAMILY HOME

Completed in 2018 this light-filled family home offers well-appointed, comfortable modern living within an attractive development in the sought after village of Hawkhurst, within walking distance of the many local amenities.

The accommodation consists of an entrance hall, a triple aspect sitting room with doors to garden, a double aspect kitchen/dining room, a utility room with door to outside and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage and ensuite shower room, two further double bedrooms each with built-in storage, a good size single bedroom/study and a family bathroom.

Outside a herring-bone brick drive leads to the garage and provides off-road parking. A gate in the fence and a door in the garage open into the enclosed, walled garden, laid to lawn bordered with flower and shrub beds, and a paved terrace

This charming property benefits from the remainder of a ten year building guarantee.



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, and Badminton.

More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

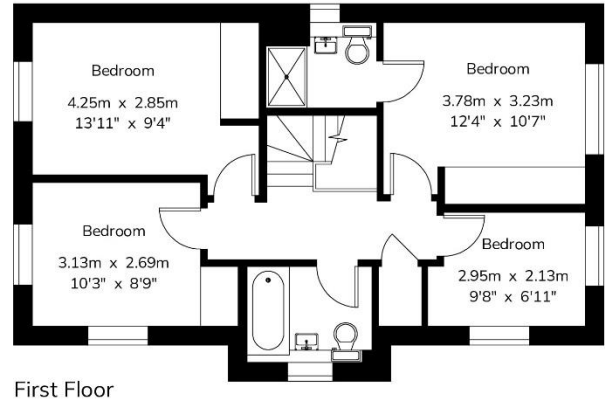
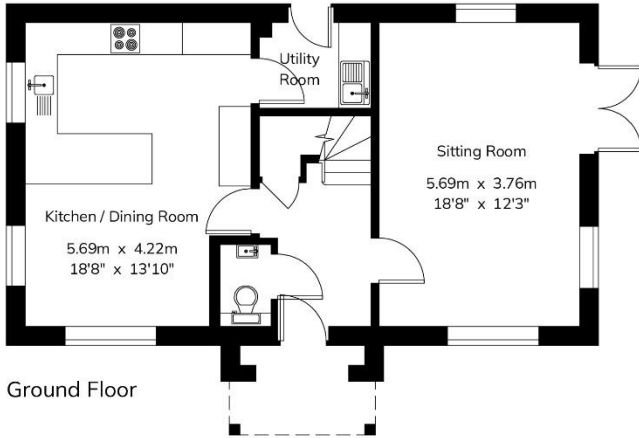
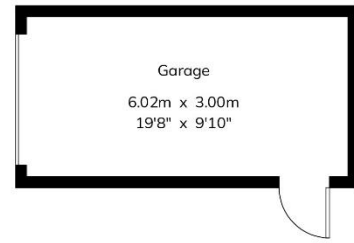
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans and Dulwich Prep School in the area.

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 Etchingam, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.



16 Birchfield Grove

House - Gross Internal Area : 120.2 sq.m (1293 sq.ft.)
Garage - Gross Internal Area : 18.0 sq.m (193 sq.ft.)



For Identification Purposes Only.
© 2024 Trueplan (UK) Limited (01892) 614 881



SERVICES

All mains utilities connected. Gas fired central heating and underfloor heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: B

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