



‘Our Focus Determines Your Reality’



SanTERS Court
Hawkhurst
Kent
TN18 5EQ



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

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

Attractive Enclosed Garden with Terracing
Integral Double Garage * Ample Driveway Parking



SPACIOUS DETACHED FAMILY HOME

This spacious detached home is one of seven occupying a tucked away no through road location on the outskirts of the village of Hawkhurst. Completed 20 years ago, this unique detached property enjoys views overlooking the adjoining fields.

The property provides comfortable well-appointed family accommodation consisting of a spacious entrance hall, a triple aspect sitting room with square bay window and fireplace, double doors opening into a dining room with doors to the outside terrace, and a study, all of which are laid with wooden floors; also on the ground floor there is a kitchen/breakfast room with doors to the garden, a utility room with door to the integral garage and a cloakroom.

On the first floor a spacious landing leads to the principal bedroom with built-in storage and ensuite bath/shower room, a guest bedroom, also with built-in storage and ensuite bath/shower room, three further double bedrooms all with built-in storage, and a family bath/shower room.

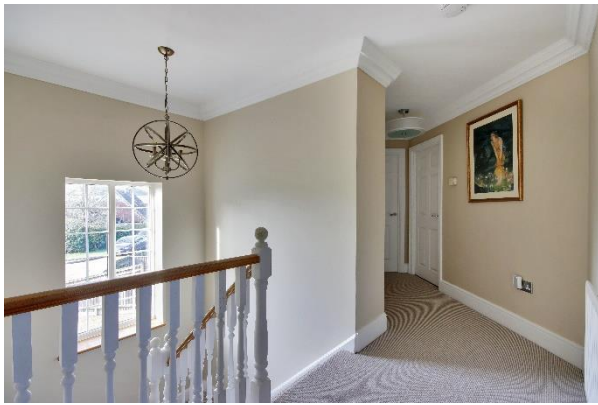


OUTSIDE

Outside the property is approached across a gravel driveway which provides ample off road parking and leads to the double garage. The driveway is bordered with lawn, established flower and shrub beds, mature hedging and close slat fencing. A path leads to a gate in the fence leading to the garden at the rear.

The enclosed rear garden is laid to lawn bordered with well-stocked flower and shrub beds, close slat fencing and post and rail supporting hedging. The terracing is partially covered by a pergola and with doors leading from the kitchen and dining room provides an ideal outside entertaining area. Farm fields adjoin the garden.

The integral double garage can be entered from the garden and the utility room and is currently used as a gym.









HAWKHURST AND CRANBROOK

Hawkhurst offers facilities including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants, an "Art" Cinema, two doctors' practices, a vets, opticians and dentist.

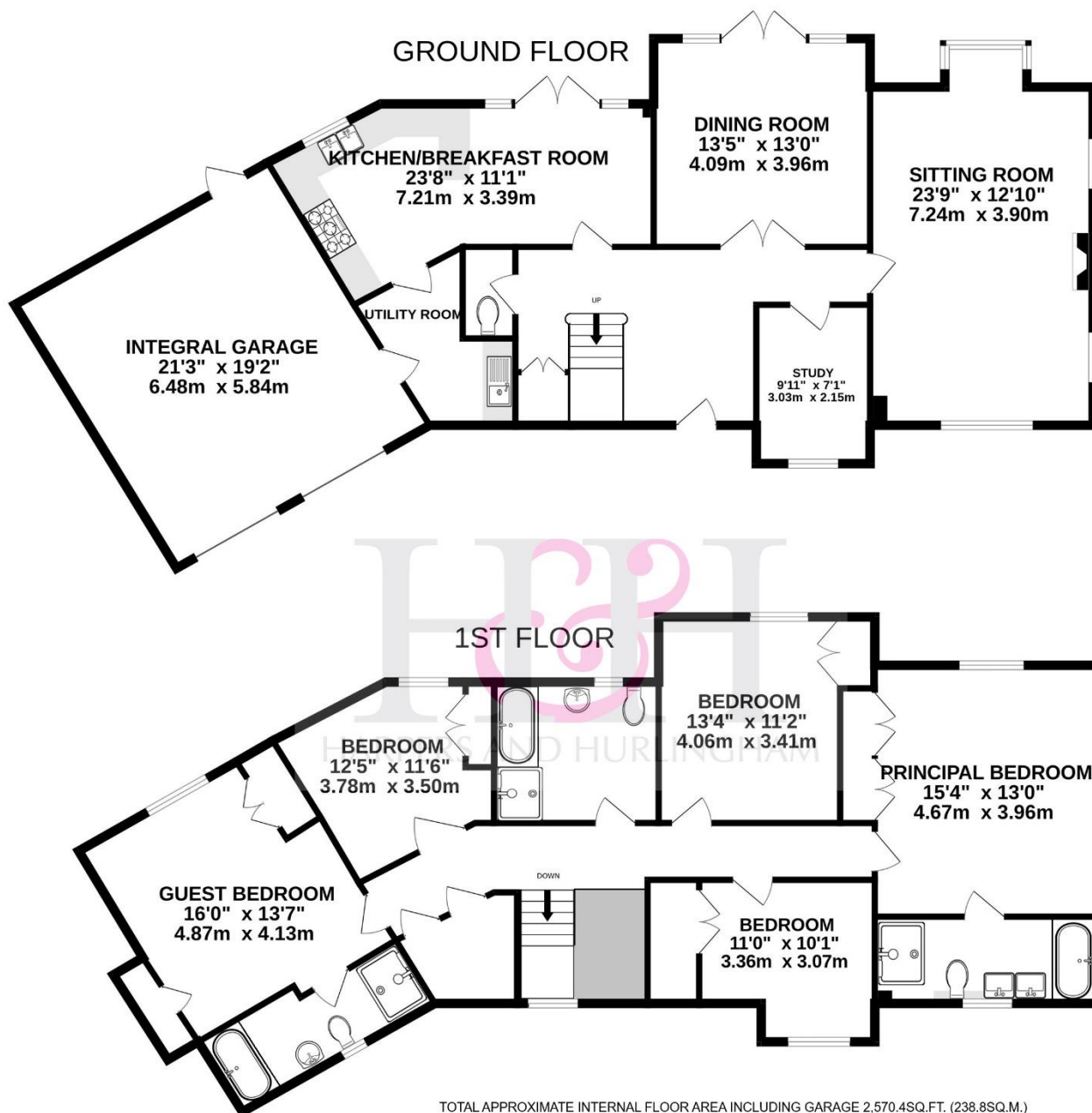
Cranbrook is renowned for its mix of shops, cafes, restaurants, boutiques and a good range of amenities. Dominating the town are the early stone church and the 19th century windmill. Both Hawkhurst and Cranbrook offer a wide variety of sports and social activities.

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 School in the area.

Situated within a short drive of the A21 which provides access to the M25 both North and South bound. There is a mainline station at nearby Staplehurst with services into London.





TOTAL APPROXIMATE INTERNAL FLOOR AREA INCLUDING GARAGE 2,570.4SQ.FT. (238.8SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
 (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 accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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SERVICES

All mains services connected. Gas fired central heating. Fibre is connected to the property.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: C

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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