



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Hawthorns

Scabharbour Road, Weald, Kent TN14 6NN

- *Delightful plot extending to over half an acre
- *Four/Five Bedrooms *Three Bathrooms/Shower Rooms
- *24 ft Sitting Room with fireplace and woodburning stove
- *19 ft Kitchen/Breakfast Room with Rangemaster
- *Family Room/Second Sitting Room *Study *Utility Room
- *Detached Timber Double Garage *Range of Timber Outbuildings
- *Oil central heating *Double glazed windows (leaded light to front)
- *Delightful rural outlook to front and rear

Description

Enjoying an outstanding plot extending to approximately 0.59 acres, this spacious chalet style property offers extremely versatile family accommodation and is presented in excellent order throughout. The property occupies a semi-rural position on the outskirts of this highly popular village and enjoys delightful views to the front and rear overlooking ancient woodland. There are a range of useful timber outbuildings, a brick and wooden pergola, an agricultural strip to one side, plenty of parking and a large vegetable garden.

POINTS OF NOTE:-

- Spacious entrance hall with Karndean wood effect flooring, doors to all ground floor rooms and staircase to first floor with under stairs storage cupboard with heating thermostat and controls.
- The triple aspect sitting room has full width double glazed bi-fold doors opening to the rear terrace, original restored parquet flooring and an attractive fireplace with wood surround incorporating a woodburning stove.
- The spacious double aspect kitchen/dining is the heart of the home with plenty of space for the family and a large dining area. The kitchen is fitted with a range of Shaker style cream wall mounted and base units of cupboards and drawers with solid oak worktops, display cabinets, Rangemaster double oven and grill with ceramic hob and matching extractor hood, butler sink, ample space for freestanding fridge/freezer plus further cupboard space for tall integrated fridge/freezer if required. Space and plumbing for dishwasher, natural stone flooring, door to utility room and double glazed French doors and window to garden.
- The adjoining useful utility room is fitted with a range of wall and base units, space and plumbing for washing machine, stainless steel sink unit with fresh water filter tap, natural stone flooring, door to garden and door to shower room.
- Shower room comprising corner shower cubicle, small wash hand basin with tiled splashback, close coupled WC, tiled flooring and heated towel rail.
- The study/bedroom five has an attractive outlook over the rear garden, laminate wood flooring.
- The master bedroom is a double aspect room with leaded light double glazed French doors and window to garden and fitted wardrobe.
- The adjoining shower room is fitted with a white suite comprising enclosed tiled shower cubicle, close coupled WC, pedestal wash hand basin, chrome heated towel rail, half wood panelled walls and tiled flooring.
- There is a further ground floor double bedroom with aspect to front and fitted wardrobes.
- Off the entrance hall, is an additional sitting room or family room with engineered oak flooring.

- On the first floor, the landing has an attractive outlook over farmland to the front.
- Also on the first floor is a double bedroom with large eaves storage cupboard and beautiful far reaching views to the rear. There is a further bedroom on a split level, ideal for a child, with space for a single bed and with walk in wardrobe and access to eaves storage with controls for solar panels and hot water tank.
- The first floor family bathroom is fitted with a white suite comprising panelled bath with overhead shower and screen, pedestal wash hand basin, close coupled WC, chrome heated towel rail, part tiled and part wood walls and extractor fan.
- To the front, the property is set back from the road approached via a five bar gate and has generous parking for a number of vehicles. A further five bar gate leads to a side garden which has an agricultural strip alongside. The other side garden hosts the oil tank and an enclosed oil fired boiler.
- There is also a detached tandem timber garage with power and light.
- To the rear, the level gardens are a superb feature being mainly lawn with shrub and mature fruit trees including a beautiful apple tree with wrap around seat and a hazelnut tree nearby. There is a large Indian stone terrace leading on to the lawns and a rear decked area with brick and wood pergola and power supply. There is also an enclosed vegetable garden where the vendors grow a host of vegetables and keep chickens. Four timber sheds plus tool shed, painted summerhouse and greenhouse.
- Services: Mains water and electricity. Private pumped drainage system (screened by mature hedging). EPC:D

Location

The property is situated on the outskirts of the picturesque village of Weald, an Area of Outstanding Natural Beauty, with a small green, public house and amenities including a village store, church and primary school. The nearby town of Sevenoaks offers a wider range of shopping, educational and recreational facilities and is located less than four miles distant, whilst access to the A21 by-pass linking to the M25 motorway network and subsequently to London, the south coast and major airports is about one mile. The nearest main line stations may be found less than three miles distant at Hildenborough, and also at Sevenoaks (Charing Cross/Cannon Street line).

Directions

From our office on the corner of Riding Lane and the B245 Tonbridge Road proceed north, taking the first left hand turning into Noble Tree Road. At the staggered crossroads at the end of this road, proceed straight over into Philpots Lane and remain on this road until reaching a T-junction with Scabharbour Road. Turn right towards Weald and Hawthorns will be found on the right identifiable by our For Sale board.

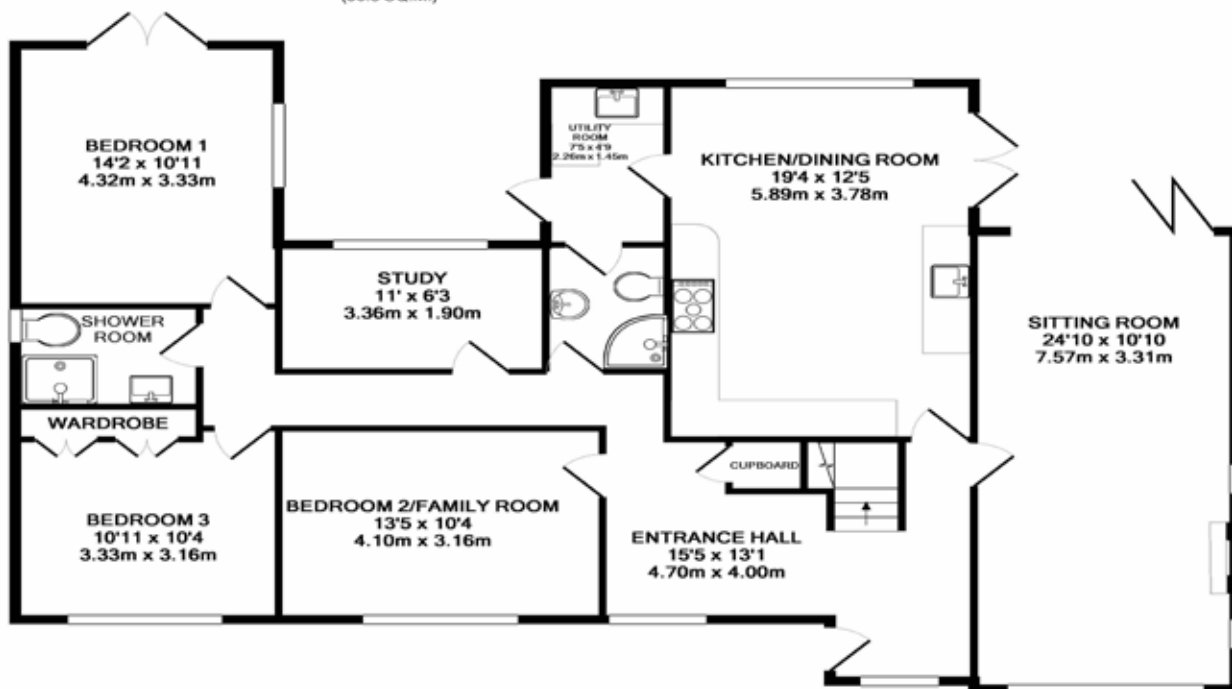
Viewing

Strictly by appointment via James Millard Independent Estate Agents
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1ST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1373 SQ.FT.
(127.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1769 SQ.FT. (164.3 SQ.M.)
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