

CONGHURST LANE

HAWKHURST, KENT



AN EXCLUSIVE DEVELOPMENT OF THREE LUXURY HOMES



THE PERFECT SETTING

Conghurst Lane, Hawkhurst is an idyllic setting for this exclusive development of three stunning detached homes. Situated within a mile of the village centre, all properties benefit from the excellent design and specification synonymous with Cubed Homes, together with garaging, gardens and a countryside setting.

Hawkhurst is an affluent and highly desirable ancient Wealden village, within the Borough of Tunbridge Wells, situated on the borders of Kent and East Sussex and in an Area of Outstanding Natural Beauty. The village offers a comprehensive range of local amenities, including shops, cafés, restaurants and gastro pubs, together with a variety of recreational and sporting facilities which include a golf course and independent cinema.

There is a vast array of family friendly activities nearby. Bedgebury Pinetum is under four miles away and offers family cycling, riding and walking trails, together with mountain biking for the more adventurous.

Bowl Water is also within easy reach and there are several National Trust properties close by, including Bodiam Castle.

The mainline railway stations of Etchingham and Stonegate are 5 miles and 9 miles away respectively and both offer services to London stations with journey times of just over an hour. Meanwhile, the large spa town of Royal Tunbridge Wells is approximately 25 minutes by road via the nearby A21. There are regular bus services to all outlying villages and towns and Eurostar, Gatwick Airport and the port of Dover are all within easy reach.

Hawkhurst sits within the catchment area of the highly desirable Cranbrook School and there are several other highly regarded state and independent schools at both primary and secondary levels nearby.

A strong sense of community spirit makes Hawkhurst a wonderful place to enjoy, explore and to live.

THE HURST

LIVING ROOM

7.35m X 5.1m (24'1" X 16'8")

FAMILY ROOM

6.1m X 3.4m (20' X 11'2")

KITCHEN / DINING ROOM

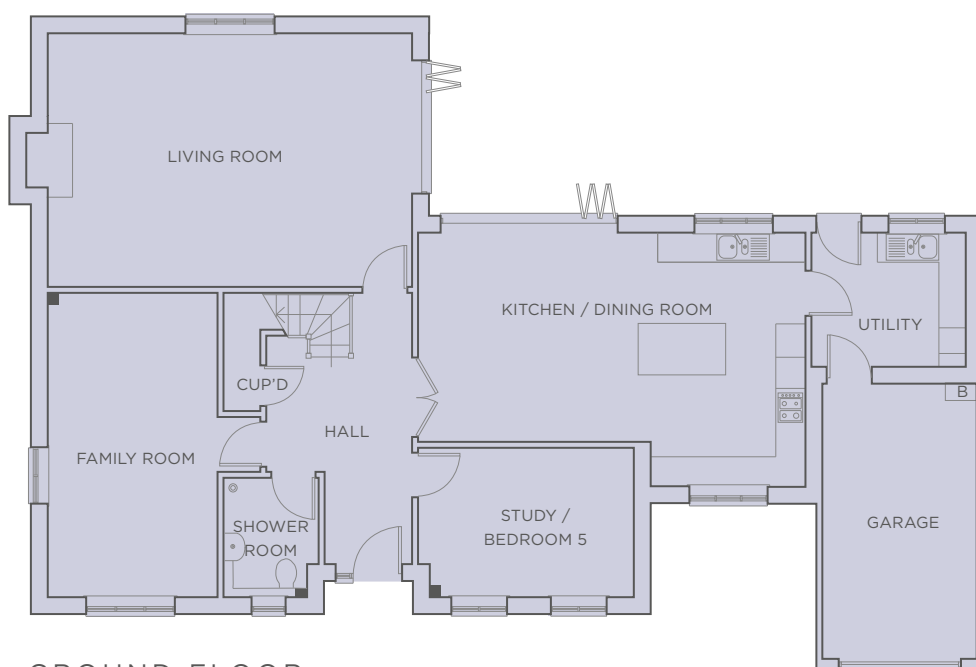
7.8m X 5.1m max (25'7" X 16'8" max)

STUDY / BEDROOM 5

4.3m max X 3m
(14'1" max X 9'10")

GROUND FLOOR AREA:

142.52 sq.m (1534 sq.ft)



GROUND FLOOR

MASTER BEDROOM

6.6m max X 6.6m max
(21'7" max X 21'7" max)

BEDROOM 2

4.4m X 2.8m (14'5" X 9'2")

BEDROOM 3

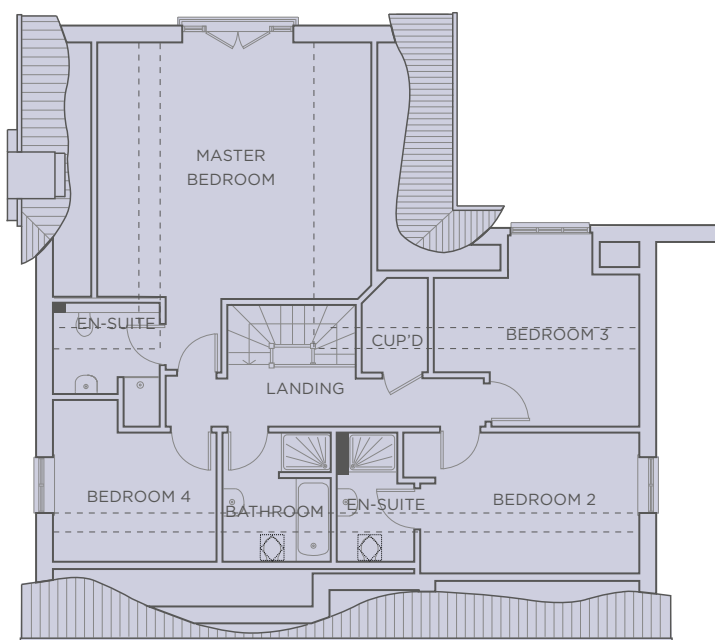
4.1m max X 3.8m max
(13'5" max X 12'5" max)

BEDROOM 4

3.3m X 3.2m max
(10'10" X 10'6" max)

GARAGE

5.5m X 3.1m (18' X 10'2")



FIRST FLOOR

TOTAL FLOOR AREA:

242.63sq.m (2611.7sq.ft) excluding garage

259.68sq.m (2795.2sq.ft) including garage

HAWTHORNE HOUSE

LIVING ROOM

5.2m X 4.2m (17' X 13'9")

KITCHEN / DINING ROOM

7.3m X 5.1m max
(23'11" X 16'8" max)

FAMILY ROOM

4.4m X 3m (14'5" X 9'10")

GROUND FLOOR AREA:

112.26 sq.m (1208.4 sq.ft)

MASTER BEDROOM

6.6m max X 4m max
(21'8" max X 13'1" max)

BEDROOM 2

4.4m X 2.8m (14'5" X 9'2")

BEDROOM 3

4.4m max X 3.8m max
(14'5" max X 12'5" max)

STUDY / BEDROOM 4

3.1m X 3m (10'2" X 9'10")

GARAGE

5.5m X 3.1m (18' X 10'2")

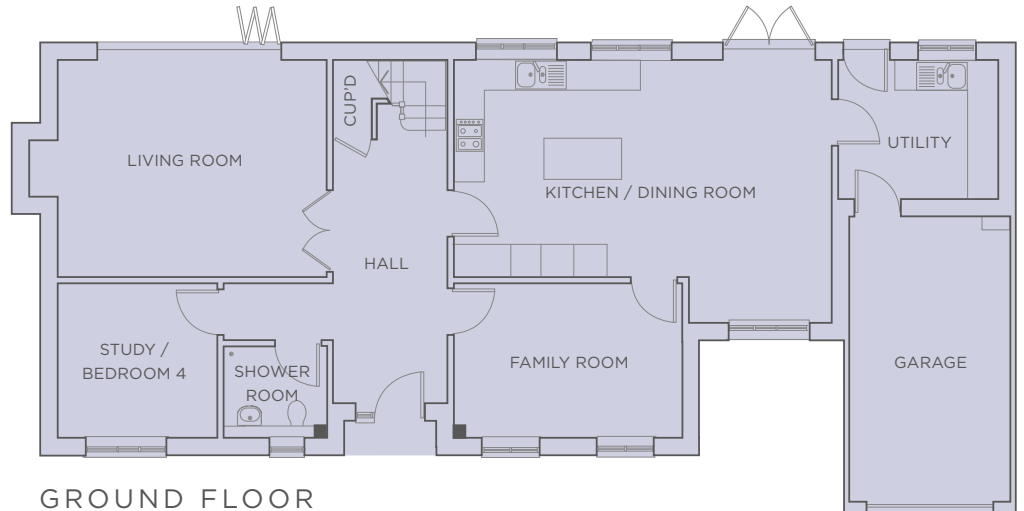
FIRST FLOOR AREA:

75.29 sq.m (810.4 sq.ft)

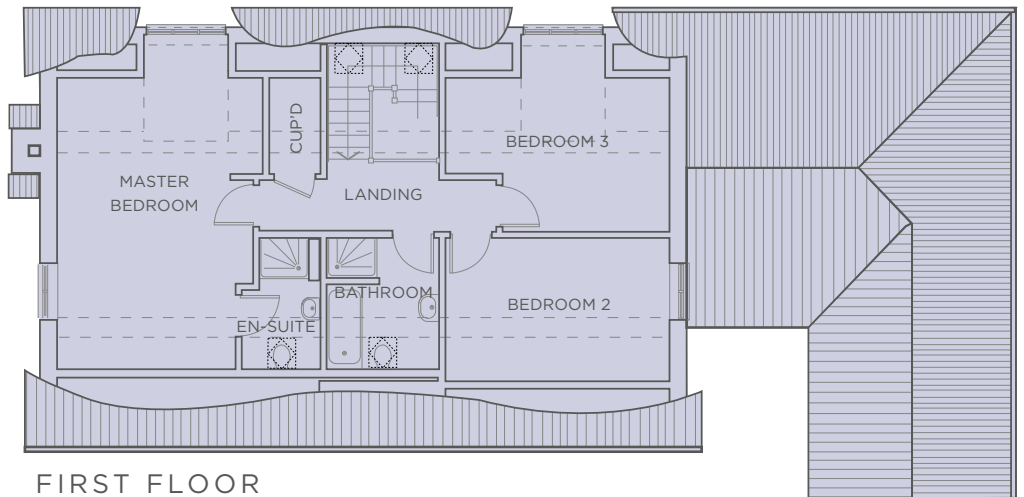
TOTAL FLOOR AREA:

187.55sq.m (2018.8sq.ft) ex. garage

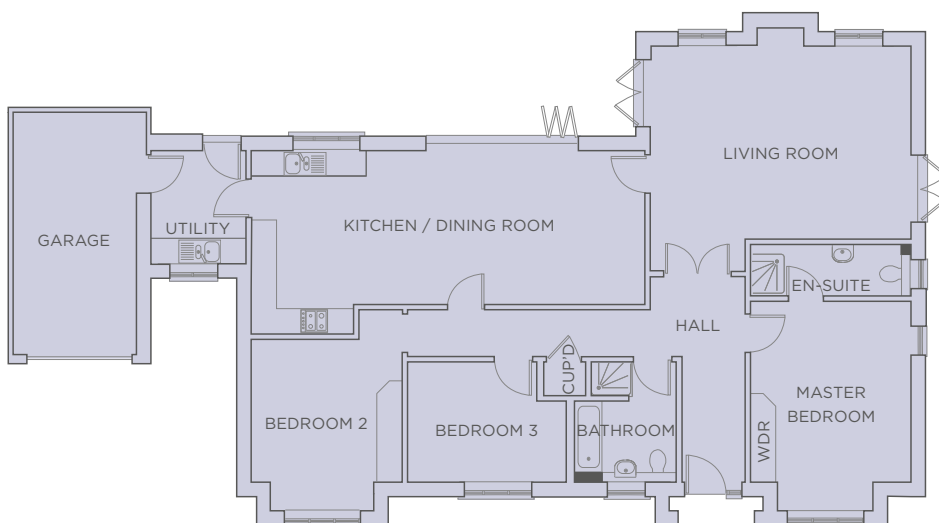
204.6sq.m (2202.3sq.ft) inc. garage



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

BRAMBLEWOOD

LIVING ROOM

6.1m X 4.5m (20' X 14'9")

KITCHEN / DINING ROOM

9.3m X 4.3m (30'6" X 14'1")

MASTER BEDROOM

4.9m max X 3.7m (16'1" max X 12'1")

BEDROOM 2

4.7m max X 3.5m (15'5" max X 11'5")

BEDROOM 3

3.7m X 2.8m (12'1" X 9'2")

GARAGE

5.6m X 2.9m (18'4" X 9'6")

TOTAL FLOOR AREA:

147.58sq.m (1588sq.ft) ex. garage

163.78sq.m (1762.4sq.ft) inc. garage

SPECIFICATION

Each Cubed Homes' property is built with close attention to every detail and comes with an array of features. All properties are backed with a 10 Year Warranty by Build Zone.

Kitchen/dining & utility room

- The kitchen is equipped with a range of quality wall and floor cabinets with solid quartz worktops and upstands.
- Carron stainless steel under mounted sink with Franke chrome tap.
- Fully integrated NEFF appliances to include 4 ring gas hob, double oven, extractor hood, integrated fridge, integrated dishwasher and CDA wine cooler.
- Porcelain floor tiles to the kitchen/dining room, utility room, downstairs hallway and cloakroom.
- Utility room with a range of quality kitchen base units, solid quartz worktops and upstands, stainless steel sink, integrated freezer and space for a washing machine and tumble dryer.

Bathroom, en-suites & cloakroom

- Luxurious white suites by Twyfords with contemporary chrome fittings.
- Cabinetry to the cloakroom, bathroom and all en-suites by Twyfords.
- Heated chrome towel rails provided to the bathroom and en-suites.
- Mirror and shaver socket to the bathroom and en-suites.
- Ceramic wall and porcelain floor tiles to the bathroom, en-suites and cloakroom.

Electrical & multimedia

- LED downlighters provided to the hall, kitchen/dining room and all bathrooms and en-suites. Pendant light provided to all other rooms.
- TV/Sat and BT/Data points are provided to the living room with a provision for Sky HD (box, dish and subscription not included). Further data points, wired back to the living room, provided in the kitchen and bedrooms.

Heating & hot water

- Energy efficient gas-fired central heating system, via underfloor heating to the ground floor and radiators with thermostatic controls to the upper floors. Hot water is provided via a pressurised hot water cylinder.

Peace of mind

- Wiring for an alarm system is provided to the house and garage.
- All windows and external doors with multi point locking system.
- External lighting provided to all the external doors.
- Mains smoke alarm fitted to the hall and landing.
- Mains heat detector provided to the kitchen and carbon monoxide detector provided to the living room.

Finishing touches

- High quality veneered oak internal doors with chrome fittings.
- Oak mantle fire surround with yorkstone hearth provided to the living room.
- Chimney with a flue built ready to accept a wood-burning stove.
- Bespoke locally made staircase with oak handrail.
- Aluminium framed double glazed windows and external doors.

External features

- Turf to front and rear gardens with timber fencing to boundary.
- Garage with remote control electrically operated 'up and over' door.
- Conservation kerbs and brick paved/shingle driveways - dependent upon plot.
- Handmade clay roof tiles. (Slate roof tiles on Bramblewood)
- Patio area in Indian sandstone.

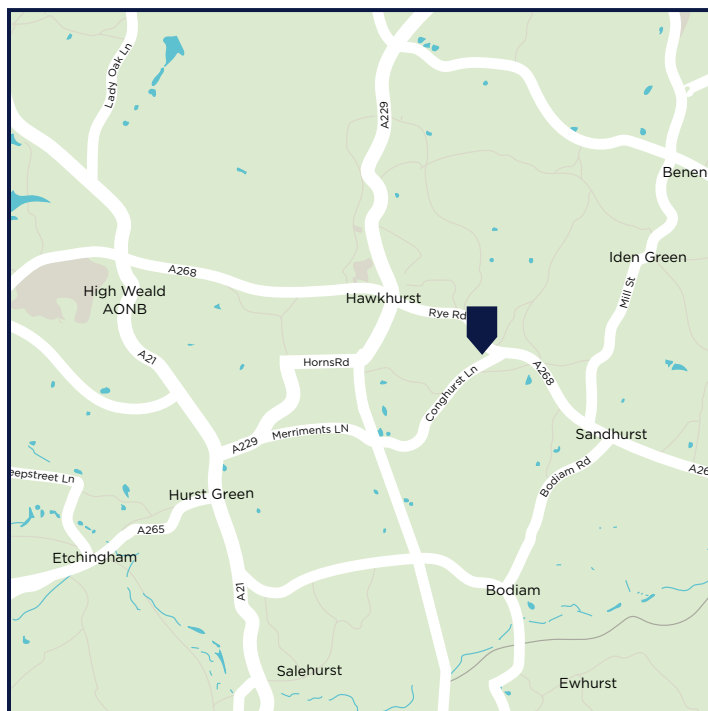
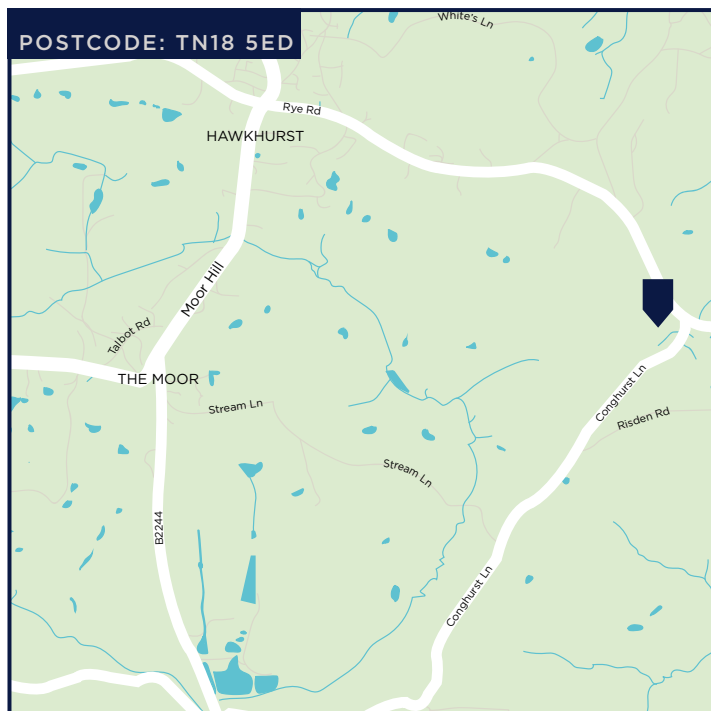
Tenure & Services

- Freehold.
- Properties connected to electricity, gas, water and mains foul drainage.



CONGHURST LANE

HAWKHURST, KENT



TRANSPORT

Regular train services from Etchingham and Stonegate to London Charing Cross and Cannon Street (via London Bridge and Waterloo East) with journey times from 60 minutes. Gatwick Airport is under an hour away and Eurotunnel, the south coast and channel ports, offering various routes to Europe and beyond, are also close by. Easy access to the M25 via the A21 for London and the national motorway network.



WWW.CUBEDHOMES.CO.UK

For more information or viewings, please contact one of our selling agents:



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