



**Orchard Way, Hartenoak Road, Hawkhurst TN18 5EU**



*Quietly positioned behind established hedging and within large landscaped gardens, this charming 1930's property offers 5 ensuite bedrooms, spacious entertaining rooms and a bright and airy kitchen with breakfast/ lounge area. There is parking for numerous vehicles on the drive and a separate garage. All within a short drive of Hawkhurst or Cranbrook and within the CSCA.*

Whilst close to amenities, this property is well secluded on a quiet back lane, set well back with a brick drive leading up to a garage, large parking area edged with colourful shrubs. The pretty 1930's brick façade is softened by an established wisteria.

Upon entering the wide hall, doors lead to the reception rooms, study, kitchen and WC and stairs to first floor. The Drawing Room is triple aspect, with feature fireplace and inset coal effect gas fire with French doors opening to a rear terrace and gardens beyond.

The Dining Room is partially vaulted with an underfloor heated travertine floor, large, glazed windows and double doors that lead to a further patio where you can enjoy views over the garden and pond.

The kitchen is light and spacious, well laid out and has a good selection of wall and floor units, stainless steel sink, dishwasher, and a commercial size free standing fridge. An attractive wooden floor continues through to the dual aspect breakfast/lounge area with double doors to the side patio and utility with fitted units, butler sink, boiler (Viessman) and Hot Water Tank.

Stairs lead to the first floor with four ensuite bedrooms. The Master Bedroom has an ensuite shower room and built-in cupboard with further stairs to the second floor and remaining bedroom with a large bathroom and further storage area.

The Gardens surround the property and are well established with varying terraces, a well-stocked pond, large flat lawn and lawn mower shed, wooden summer house, greenhouse, potting shed and further useful tool sheds.

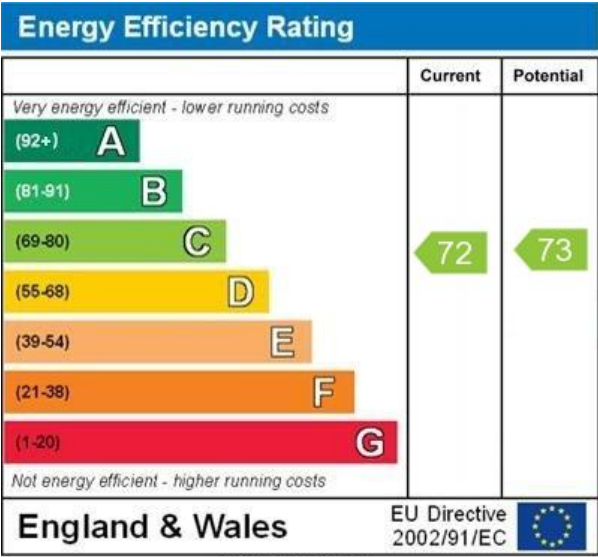
**Tunbridge Wells Council – Tax Band F - £2,840.20 (2021-2022)**











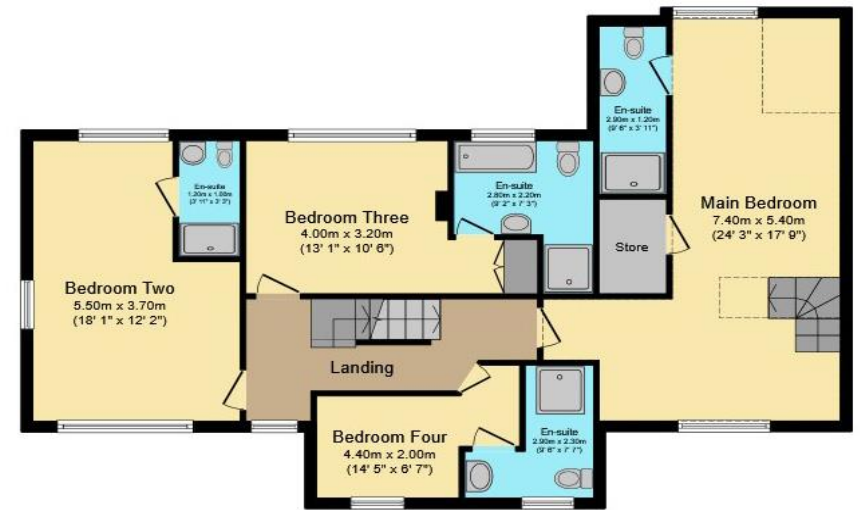
**GTA Property Agent 01580 752109 or  
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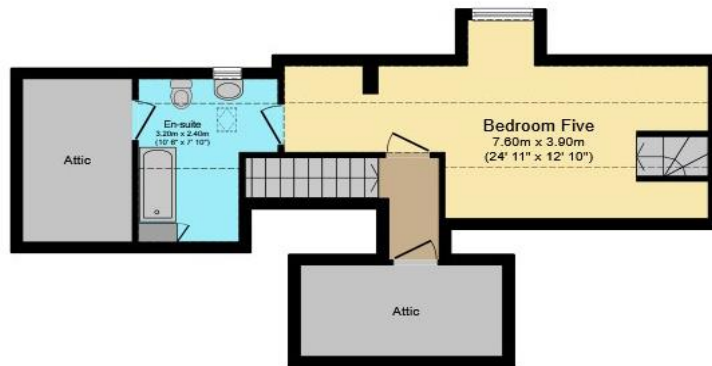
## Ground Floor

Floor area 102.9 sq.m. (1,107 sq.ft.) approx



## First Floor

Floor area 96.7 sq.m. (1,041 sq.ft.) approx



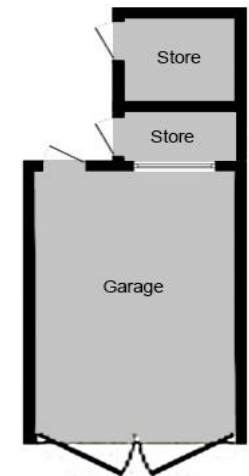
## Second Floor

Floor area 44.6 sq.m. (480 sq.ft.) approx

## Outbuilding

Floor area 20.7 sq.m  
(223 sq.ft.) approx

(Not included in total floor area for house)



Total floor area 244.1 sq.m. (2,628 sq.ft.) approx

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