



Slip Mill Lane  
Hawkhurst, Kent, TN18 5AB

£700,000 Freehold

Wyatt  
Hughes

# SLIP MILL LANE, HAWKHURST, KENT, TN18 5AB

£700,000 FREEHOLD

A charming three-bedroom Grade II Listed detached cottage situated within the Cranbrook School Catchment Area. Dating back to 1790, with large gardens and surrounded by breathtaking countryside. Period features retained throughout include exposed beams, a large inglenook fireplace and stained-glass window.

Ground floor: the entrance porch leads into a spacious lounge with a wealth of character, the focal point being a magnificent fireplace with open brick chimney and wood burner. A set of French doors leads into the delightful oak-framed garden room, bathed in natural light from its array of windows and roof lantern.

Looking out over the garden, the splendid kitchen features a generous suite of kitchen units, an integrated electric oven & hob, and tiled flooring with underfloor heating; a doorway leads into the rear lobby and downstairs cloakroom. From the kitchen, a doorway leads into the front-aspect dining room with exposed beams on the walls and ceilings.

On the first floor, the master bedroom is dual aspect and has a feature fireplace. Bedroom two features a stunning vaulted ceiling, fitted cupboards and a rear-aspect view overlooking the gardens and countryside beyond. Bedroom 3 has beautiful exposed beams. All bedrooms are served by a Victorian-style bathroom.

The gardens offer instant appeal for keen gardeners, with spaces to enjoy all year round. The property offers a range of appealing features, from its adjoining workshop and detached garage, to the summer house and Victorian style greenhouse. Parking for two vehicles.

In an idyllic setting on the outskirts of Hawkhurst, the property has convenient access to a host of popular amenities within the village itself. There is a wealth of renowned schools in the area, as well as recreation spaces including Hawkhurst Tennis Club and Hawkhurst Golf Club, which backs onto the property. Nearby Etchingham station offers direct links to London.

- Three Bedrooms • Detached Cottage • Grade II Listed • Driveway • Garage • Large Gardens • Two Reception Rooms • Electric Heating • Cesspit • Council Tax Band E



## Slip Mill Cottage

Approximate Gross Internal Area = 149.47 sq m / 1609 sq ft

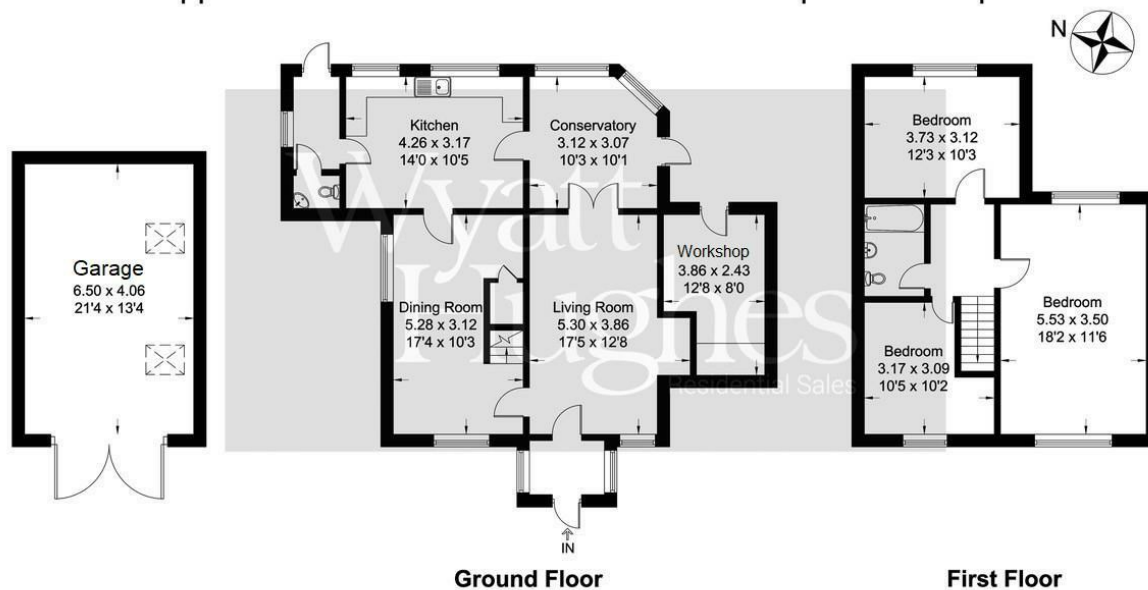


Illustration for identification purpose only, measurements are approximate, not to scale. © 2022



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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