



High Street
Hawkhurst, Kent, TN18 4PT

£325,000 Freehold

Wyatt
Hughes

HIGH STREET, HAWKHURST, KENT, TN18 4PT

£325,000 FREEHOLD

Steeped in history and dating back to 1635, welcome to this charming Grade II listed cottage.

Step through the welcoming entrance porch into the cozy living room, where the inglenook fireplace takes centre stage, complemented with a dual-fuel Heta woodburner. The heart of the home, this space is perfect for creating memories with family and friends. The kitchen is located just off the living room and provides access to a convenient side porch leading you to the rear patio, complete with a spacious shed and wood store. A handy downstairs WC also adds to the practicality of the ground floor.

Upstairs you will find two generously sized double bedrooms, a bathroom, and a separate office space offering flexible living spaces to suit your needs. Outside, a gravel driveway leads to the property, while the attractive lawned gardens feature a paved seating area, ideal for enjoying the outdoors.

Situated on the outskirts of Hawkhurst and falling within the Cranbrook School Catchment Area, this home offers both tranquillity and educational excellence. Explore the nearby High Street with its array of local shops, including a bakery, chemist, a popular cafe, fish and chip shop, and a fast-food takeaway. Tesco and Waitrose, along with the inviting Queens Inn and the Royal Oak pubs and restaurants, are just a stroll away.

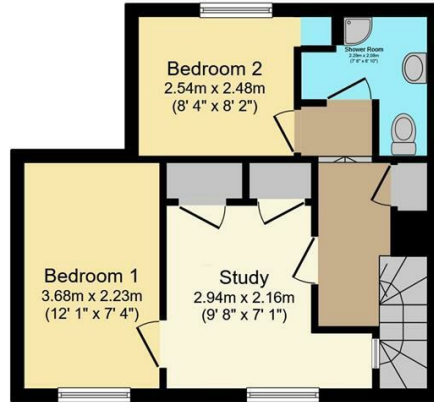
For commuters, Staplehurst and Etchingham provide regular train services to and from central London, making your daily journey a breeze. Embrace the character and warmth of this historic cottage – your next chapter begins here!

• Grade II Listed Cottage • Flying Freehold • Parking • Gardens • Gas Central Heating • Cranbrook School Catchment • Conservation Area • Council Tax Band C • EPC F

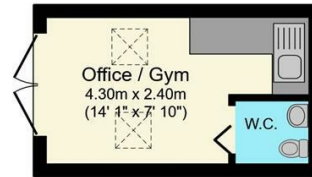




Ground Floor



First Floor



Outbuilding

Total floor area 76.3 sq.m. (821 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	25
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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