



Heartenoak Road
Hawkhurst, Kent, TN18 5EU
Guide price £1,000,000 Freehold

Wyatt
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HEARTENOAK ROAD, HAWKHURST, KENT, TN18 5EU

Located on a country lane, this delightful five bedroom Edwardian home is situated in the picturesque village of Hawkhurst in the stunning Weald of Kent. Within the Cranbrook School catchment area, this property offers a wonderful rural setting with breathtaking views.

The home expands over three floors and boasts two reception rooms; a spacious drive with parking area and impressive rear gardens.

On the ground floor you will find a living room with a feature fireplace with log burner and a dining room with an additional feature fireplace. Both rooms are flooded with light from the bay windows overlooking the front gardens and beautiful timber flooring runs through both reception rooms and the entrance hall. The homely Shaker style kitchen with painted base units and glass fronted wall storage cabinetry is complemented by a gas fuelled Aga and built-in appliances making the perfect space for entertaining. The walk-in pantry provides plenty of space for provisions and a good sized utility room, with further storage, a sink and room for further appliances, gives access to the rear terrace and gardens. A downstairs WC also offers plenty of space for storing outdoor clothing.

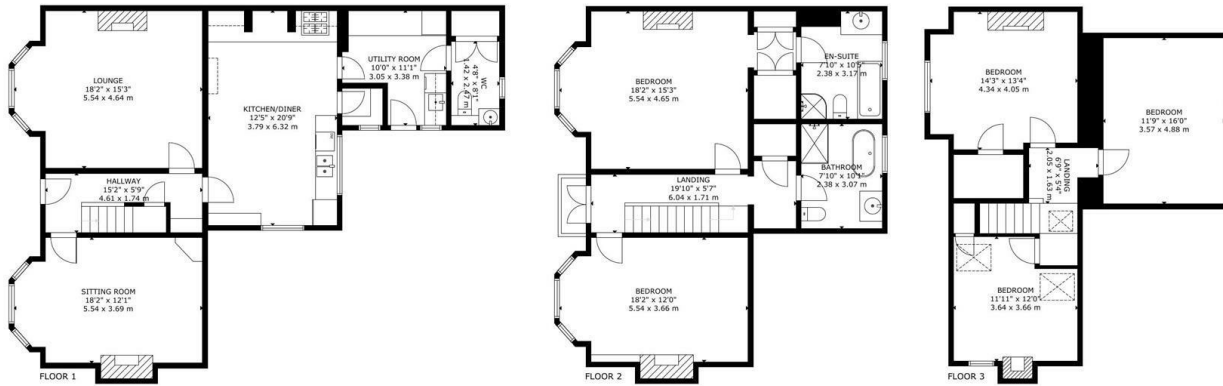
A wooden staircase, with complementing carpet runner, leads to the first floor and two double bedrooms with wonderful views over the countryside and beyond. The spacious primary suite benefits from a dressing area and contemporary ensuite shower room. The family bathroom with freestanding roll-top bath and separate shower is warmed by underfloor heating and both look over the rear gardens and have wooden shutters. The second floor houses the remaining three double bedrooms.

The rear garden has been beautifully landscaped and is enhanced by numerous thoughtful features making it a wonderful space to enjoy all year round. A terrace and patio area with pergola with a hand-built wood-fired pizza oven is perfect for al fresco dining during the summer months. The summer house is an ideal place to relax and the adjoining workshop/storage room offers plenty of scope for DIY projects. There is also a greenhouse with a mature grapevine, raised vegetable beds as well as an additional miniature vineyard and fruit trees.

The village of Hawkhurst is very well connected; there are excellent bus routes to nearby towns and cities, as well as good road links to London and beyond. Bedgebury Pinetum, The Great House pub and Kino Cinema are close by too.

- Five Bedrooms • Semi-Detached • Arranged Over Three Floors • Two Reception Rooms • Kitchen With Aga • Utility Room • Ensuite Bathroom • Cranbrook School Catchment • EPC F • Council Tax Band F





GROSS INTERNAL AREA
 TOTAL: 233 m²/2,503 sq ft
 FLOOR 1: 94 m²/1,009 sq ft, FLOOR 2: 78 m²/836 sq ft, FLOOR 3: 61 m²/658 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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| 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 | | | |
| (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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