



OAKFIELD



Highgate Hill, Cranbrook TN18 4LB

Asking Price £264,950



## Highgate Hill, Cranbrook TN18 4LB

Exclusively designed for individuals aged 60 and above, this brand new residential development is nestled in the picturesque Kent village of Hawkhurst.

Boasting a variety of local shops, amenities, and excellent transport links, Weavers House provides a unique living experience.

The kitchens are equipped with a range of stylish integrated appliances, and master bedrooms feature either fitted or walk-in wardrobes.

Selected apartments offer the added luxury of a private patio or balcony with breathtaking views of the surrounding countryside.

Residents can relish the joy of homeownership within a close-knit community.

The homeowners' lounge provides a comfortable space for socializing with friends and neighbors, while the beautifully landscaped gardens offer an inviting setting for family lunches.

Despite offering an array of shopping and amenities, Hawkhurst has successfully preserved its charming village character.

With four conservation areas and 200 listed buildings, the village boasts stunning architecture and ample green spaces to explore.

Location:

Hawkhurst also offers a range of local attractions, events, and outdoor activities to keep residents engaged.

Heritage walks through the village and the adventurous 'Smugglers Trail,' which stops at historic smuggling inns leading to the coast, provide unique experiences.

A short drive from the development opens up opportunities to explore local art galleries or visit the serene National Trust property, Bateman's, once home to the renowned Rudyard Kipling and his wife.

With all these enriching experiences at your doorstep, you'll always find engaging activities to fill your days.





**Living Room/Dining Room**  
19'2 x 11'4 (5.84m x 3.45m)



**Kitchen**  
9'9 x 7'10 (2.97m x 2.39m)

**Bedroom 1**  
17'1 x 10'1 (5.21m x 3.07m)

**Ensuite**  
7'3 x 6'9 (2.21m x 2.06m)



**Bedroom 2**  
15'1 x 9'8 (4.60m x 2.95m)

**Shower Room**  
7'3 x 5'2 (2.21m x 1.57m)

**Lease Information**

The seller advises that the property is offered as leasehold and has approximately 999 years remaining on the lease. The service charge is approximately £4,990.54 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## Floor Plan

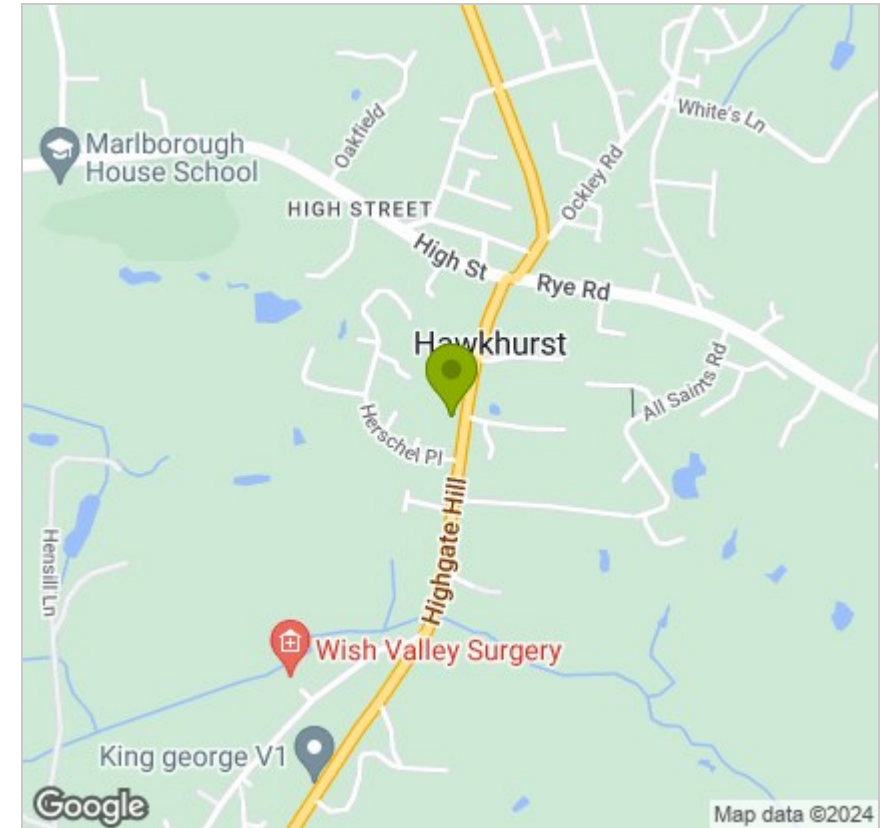


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	