



Lambert & Foster



FOXGLOVE COTTAGE

CONGHURST LANE | HAWKHURST | KENT | TN18 5ED

*An individual detached bungalow, providing well proportioned, three bedroom accommodation complemented by a front and rear, well stocked courtyard style, south facing garden all occupying a residential location, set on the outskirts of the village.
Cranbrook School catchment area.*

Guide Price £545,000

FREEHOLD



FOXGLOVE COTTAGE

CONGHURST LANE | HAWKHURST | KENT | TN18 5ED

Foxglove Cottage is an individual detached bungalow presenting brick elevations, set with UPVC double glazed windows, barge boards and soffits, beneath a pitched, interlocking tiled roof. The well proportioned accommodation is neatly presented and now offers scope for the updating of the interior fixtures and fittings, if so desired. An L-shaped hall with white raised panel doors leading off to the sitting room/dining room enjoying a double aspect and sliding patio door to a UPVC conservatory, fitted with power and radiator and a pleasant outlook across the garden. The kitchen is fitted including round edged work surfaces with inset Neff four burner electric hob, Bosch electric oven under and an integrated fridge, aspect to rear including a half-glazed door to outside. The three bedrooms comprise two double rooms and one single room, all with built-in wardrobes. The bathroom is fitted with a white suite including a bath and integrated shower over. An integral door from bedroom three leads through to the attached garage and useful utility room with space and plumbing for washing machine, space and electric point for tumble drier and a wall mounted gas fired boiler.

Outside, an open access onto a tarmac drive providing parking in addition to an attached single garage with electric up and over door. The front garden comprises Indian sandstone paving and well-stocked mixed flower and shrubbery beds. The rear courtyard style garden is south facing, well stocked with a selection of plants and shrubs, ornamental trees include Acer, Camellia, Holly, Cobnut and Lilac. Aluminium framed greenhouse. The whole is enclosed by close boarded wooden panel fencing.



- Total floor area approximately 1377 ft² (127.8 m²)
- Canopy porch and entrance hall
- Sitting room/dining room with double aspect
- Conservatory
- Fitted kitchen
- Utility room
- Three bedrooms
- Bathroom fitted with a white suite
- Gas fired central heating
- UPVC double glazing
- Driveway and an attached garage
- Front and rear south facing, well stocked courtyard style garden
- Hawkhurst High Street 1.2 miles, Etchingam mainline station 8.5 miles, Cranbrook High Street 4.5 miles
- Cranbrook School catchment area

DIRECTIONS

From the central traffic lights in Hawkhurst, follow the A268 in the direction of Newenden/Northiam. Continue on past the redundant Oak and Ivy public house on the left, where upon the turning right into Conghurst Lane, will be found on the crest of a small incline. Proceed into Conghurst Lane and on, taking the minor right hand turning, almost opposite the bowls club, where upon Foxglove Cottage will be found on the left-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Mains Gas fired central heating

Local authority: www.tunbridgewells.gov.uk

Council tax: Band E **EPC:** C (70)

Broadband: Standard and Superfast 80 Mbps/20 Mbps

Mobile coverage: Likely

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS


For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Foxglove Cottage, Conghurst Lane, Cranbrook, TN18 5ED

Approximate Area = 1220 sq ft / 113.3 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1377 sq ft / 127.8 sq m
 For identification only - Not to scale



GROUND FLOOR


 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcecom 2024. Produced for Lambert and Foster Ltd. REF: 1120206

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood,
 Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
 Weald Office, 39 High St,
 Cranbrook, Kent
 TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe,
 Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
 Helix House, High Street,
 Wadhurst, East Sussex
 TN5 6AA

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.