





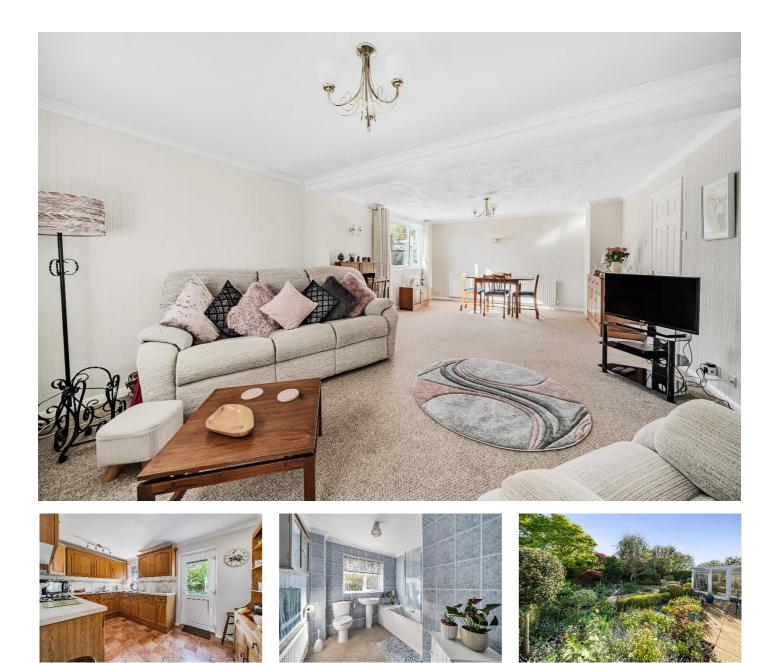
# FOXGLOVE COTTAGE

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 ft<sup>2</sup> (127.8 m<sup>2</sup>)
- 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, Etchingham 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.

#### WWW.LAMBERTANDFOSTER.CO.UK





## 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



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