



125

— YEARS OF —

**Lambert
& Foster**



Lambert & Foster



LITTLE LEIGH

HAWKHURST | KENT | TN18 4LR

An individual, detached, character village house presenting an opportunity for updating and improvement, providing four bedroom, three reception room family accommodation, complemented by a front and rear, approximately 138ft lawned garden and off road parking space opposite, all occupying a convenient central village location, within this popular residential road.

Cranbrook School catchment area

OIEO £475,000

FREEHOLD





LITTLE LEIGH

HAWKHURST, KENT, TN18 4LR

Little Leigh is an individual, detached, character house, presenting elevations of predominantly white weather boarding, some tile hanging, a significant two storey brick rear extension, set with UPVC double glazed windows beneath a tiled mansard style roof and flat roof to the extension. The accommodation is arranged over two floors and now requires updating and improvement. Rooms include an entrance hall with cloakroom, doors lead off to a study/family room with brickette fireplace and an aspect to front. A sitting room also has a brickette fireplace and has a double aspect, overlooking the front garden. Glazed folding double doors lead to the dining room with multi fuel stove, a double aspect including double glazed doors providing access out and enjoying a peasant outlook up the rear garden. The kitchen/breakfast room has fitted units and includes an electric oven, fridge and freezer, stainless steel single bowl sink unit with mixer tap over, a useful walk in larder and an aspect to rear. Arranged over the first floor are four bedrooms, comprising two double rooms and two single rooms. Bedroom one has a triple aspect, built-in wardrobes and a built in shower. A bathroom with a separate wc serves bedrooms two, three and four.

Outside, to the front, a brick and paved path leads up to the side door, a lawned area of garden with trees, is enclosed by established hedging. Positioned almost opposite is private off road parking. A particular feature is the rear garden, extending to approximately 138 ft (approximately 42m) also laid to lawn, with ornamental pond, a timber shed and decking. The whole is enclosed by established hedging.

Hawkhurst village provides a comprehensive range of amenities including independent shops along The Colonnade and both Waitrose and Tesco supermarkets. Popular pubs and Kino digital cinema, petrol filling station and primary school. Copthall Avenue is within convenient access to The Moor area of the village with both a green and recreation ground.



- A detached village house
- For updating and improvement
- Three reception rooms
- Kitchen/Breakfast room
- Central village location within popular, residential road

- Four bedrooms
- Gas fired central heating
- Approximately 138ft rear, lawned garden
- Private off road parking opposite
- Cranbrook school catchment area

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: fumes.hydration.camp

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains

Heating: Gas fired central heating. Fire place in dining room uses oil.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** D (58)

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE:

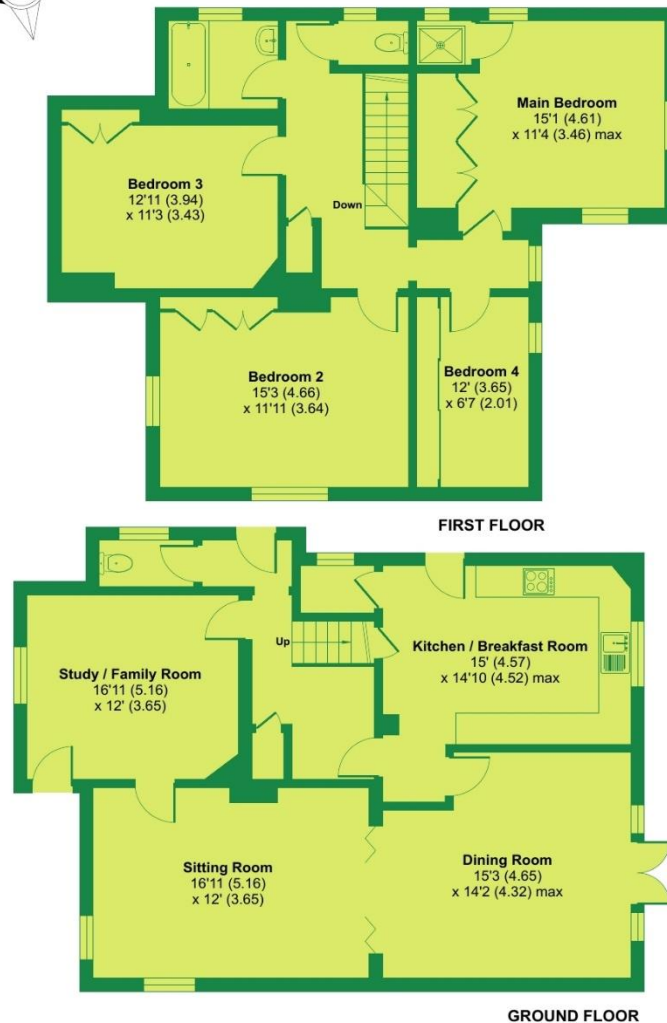
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

Little Leigh, Copthall Avenue, Hawkhurst, Cranbrook, TN18 4LR

Approximate Area = 1746 sq ft / 162.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2025. Produced for Lambert and Foster Ltd. REF: 1288520

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& Foster**