



Pear Tree Cottage
Talbot Road, Hawkhurst, Kent TN18 4LU

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Guide price £550,000 - £575,000

This deceptively spacious 4 double bedroom / 2 bathroom detached modern cottage style property with enclosed garden and off-street parking for two cars, is located just a few steps from the picturesque Moor of Hawhurst and less than a mile from the town centre and all the many amenities on offer.

The light, bright accommodation is presented in good order and has a modern feel. On the ground floor there is an entrance hall, cloakroom, open plan kitchen / dining room, spacious sitting room, and additional reception room which would be ideal as a study, home office, play room or snug.

To the first floor, there is a modern family bathroom and four good size bedrooms, the principal of which has built-in storage and an en-suite shower.

Outside, a small shared driveway leads to an off-street parking area for two vehicles at the side of the house, and to the rear, there is a south east facing low maintenance mediterranean style courtyard garden. The famous Hawhurst Moor, which sits within a conservation area, is just a few steps away, ideal for exercising energetic children and dogs.

- Deceptively spacious 4 bedroom / 2 bathroom detached home
- Hawhurst centre and many local amenities just 1 mile distant
- Built in 2008 / Kentish cottage style with modern, bright interiors
- Good size open plan kitchen / dining room / sitting room
- Off street parking / low maintenance good size courtyard garden
- Envious location just a few steps from the sought after Moor
- Towns of Cranbrook, Tenterden and Tunbridge Wells nearby
- Wide choice of good local schools / Cranbrook School catchment
- Mainline stations at Etchingham, Robertsbridge and Staplehurst. No chain.

SITUATION: This property is in a sought-after location just a few steps from the beautiful Moor of Hawhurst. Within a mile is the centre of the town, which has many amenities including two supermarkets (Waitrose and Tesco), a variety of good local shops, post office, chemist, Doctor's surgery and Kino digital cinema. More comprehensive shopping and leisure facilities can be found in the nearby towns of Tenterden (11.3 miles), Cranbrook (5 miles) and Tunbridge Wells (15.8 miles). A variety of excellent educational opportunities exist in both the private and state sector at all levels. The well regarded Marlborough House and St Ronan's schools are very close by and this property comes within the sought after Cranbrook School Catchment Area (CSCA). The area is well served for transport links with the nearest stations being at Etchingham (4.3 miles), Robertsbridge (5.5 miles) and Staplehurst (10.2 miles) with rail services to London Cannon Street and Charing Cross.

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The front door opens into a welcoming **ENTRANCE HALL** which gives access to all the main reception rooms on this floor. Large under stairs cupboard. NB: An engineered oak floor runs throughout most of the ground floor.

CLOAKROOM A generous cloakroom comprising wash basin with storage under, and WC.

KITCHEN / DINING ROOM 25'10 x 9'4. This good size room, with its shaker style kitchen, dining area with patio doors onto the garden, and open doorway linking this room to the sitting room beyond, makes a very practical and sociable family living space.

There are a range of fitted kitchen units with granite worktops and inset one and a half bowl sink. Five ring gas hob with extractor above and built-in oven below. Space for American style fridge / freezer. Integrated dishwasher. Door to utility and outside.

UTILITY ROOM 5'8 x 5'1. Space for a washing machine, dryer and additional storage. Worktop with sink unit. Boiler.

SITTING ROOM 14'8 x 10'1. This good size sitting room has a light, bright, feel. The fact that it is open to the dining area and kitchen makes it a very sociable space, perfect for family relaxation. Bay front window. Engineered oak floor.

STUDY 8'7 x 8'3. This bonus additional reception room could be used in a number of different ways, including as a study or home office, playroom, hobby room, teenage den or downstairs bedroom.

Stairs from the ground floor lead to a **FIRST FLOOR LANDING** which gives access to the bathroom and four bedrooms on this floor. Loft hatch.

BEDROOM 1 14'4 x 10'2. A good size double bedroom with built-in storage and **EN-SHOWER ROOM** A modern en-suite comprising walk-in shower, wash basin with cupboard below, WC and heated towel rail.

BEDROOM 2 12'0 x 8'10. Double bedroom with window to the rear overlooking garden.

BEDROOM 3 11'10 x 8'10. Double bedroom with window to the front.

BEDROOM 4 9'7 x 8'4. A good size fourth bedroom that would take a double bed if required.

FAMILY BATHROOM A modern bathroom comprising tiled panelled bath with shower over, traditional style pedestal wash basin, WC and heated towel rail.

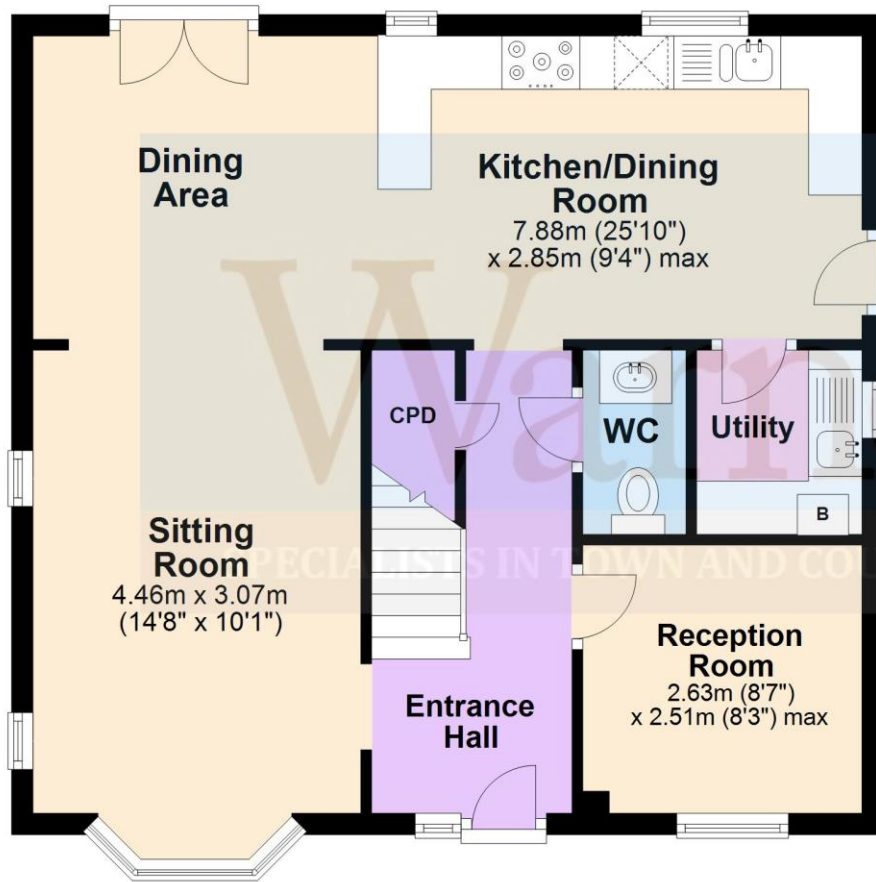
OUTSIDE The front of the property has been given a cottagey feel with a picket fence and beech hedging. To the side, a short shared driveway leads to a pebbled area which provides off-street parking for up to 2 vehicles. Gates to either side of the house lead to a paved, low maintenance, mediterranean style courtyard garden which is south east facing and deceptively spacious. Literally a few steps from this property is the wonderful Hawkhurst Moor where dogs, children and adults alike can run free.

SERVICES : Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Tunbridge Wells Borough Council. Council Tax Band:Location FINDER : what3words: waged.blossom.petted



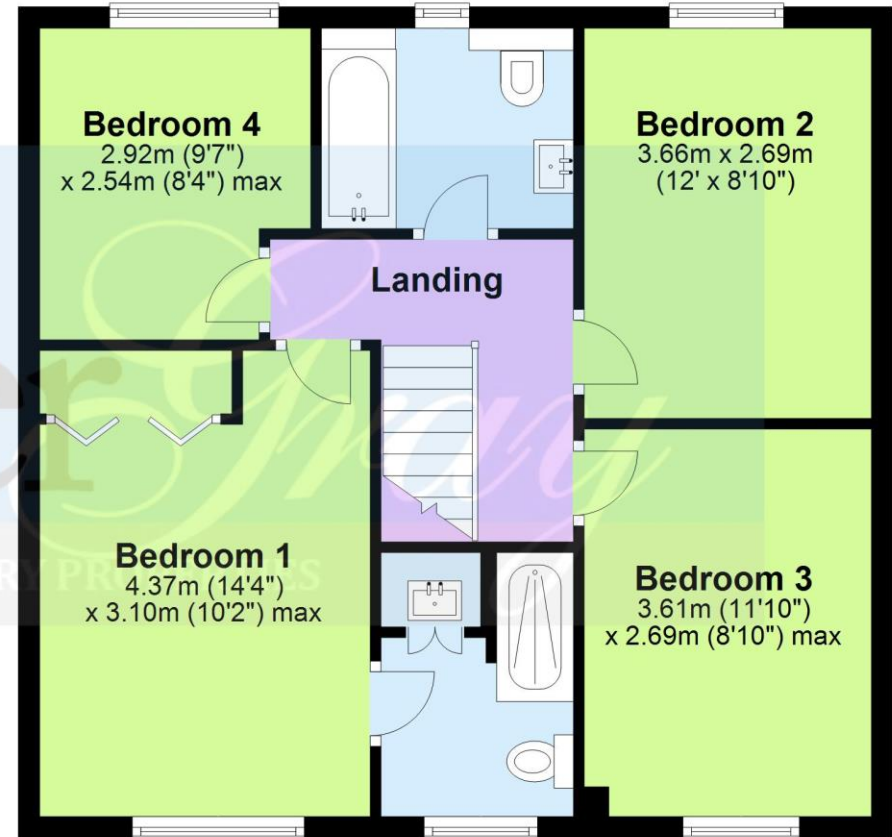
Ground Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



Total area: approx. 114.6 sq. metres (1233.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



