



Peter
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Pretty Views from the Garden in Hawkhurst

Guide Price £375,000

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Guide Price £375,00 To £395,000 Situated on the outskirts of Hawkhurst Village this charming property presents a wonderful opportunity to embrace a cottage lifestyle. Situated at the end of a terrace, this pretty character cottage boasts two spacious double bedrooms, offering comfortable accommodation.

As you step inside, you'll be greeted by the cosy ambiance, with period features adding warmth and character throughout.

A light and generous front living room leads on to the well-appointed kitchen providing a delightful space to prepare meals, while the adjacent dining area is perfect for enjoying gatherings with friends and family.

One of the highlights of this property is its rear garden, offering a tranquil retreat with views over fields, ideal for unwinding after a busy day or hosting summer barbecues.

Parking for two vehicles adds convenience to the practicality of this charming abode.

If You Lived Here:

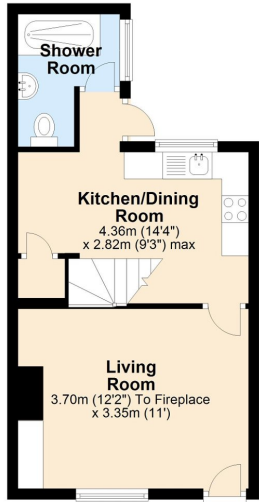
Imagine waking up to this idyllic setting, knowing that you're just a short drive away from the bustling Hawkhurst Village, where you can indulge in a variety of shops, cafes, cinema & pubs.

Families will appreciate the proximity to the Cranbrook School, ensuring quality education within reach, while commuters will find Etchingam Station a mere 15 minutes away, providing convenient access to nearby towns and London beyond.

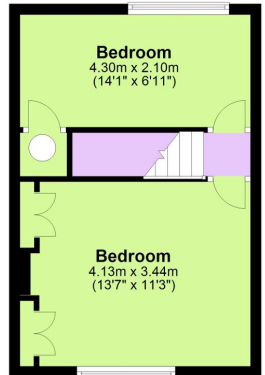
With good local primary schools in the area, as well as essential amenities including Tesco and Waitrose, everyday convenience is never far away. Whether it's a leisurely stroll through the countryside or a quick trip to the shops, life here offers the perfect blend of rural tranquillity and modern convenience.



Ground Floor
Approx. 31.6 sq. metres (339.6 sq. feet)

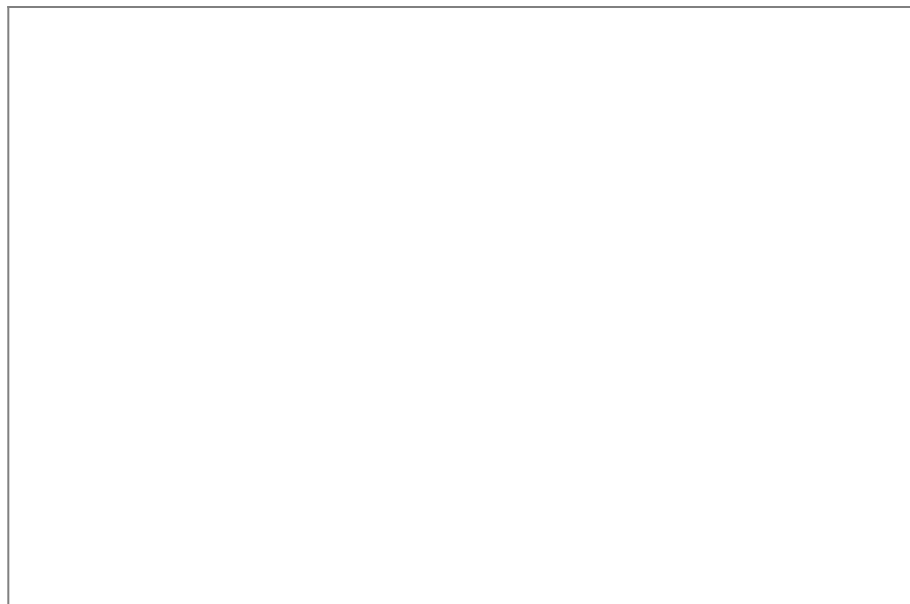


First Floor
Approx. 28.2 sq. metres (303.3 sq. feet)



Total area: approx. 59.7 sq. metres (642.9 sq. feet)

- GUIDE PRICE £375,000 TO £395,000
- CHARACTER FEATURES THROUGHOUT
- VIEWS OVER FIELDS TO THE REAR
- OFF ROAD PARKING FOR TWO
- COUNCIL TAX BAND C
- TWO BEDROOM END OF TERRACE HOUSE
- FITTED KITCHEN/DINER
- PRETTY FRONT AND REAR GARDENS
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		