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 Buswell  
Independent Family Estate Agents

# Walking Distance to Hawkhurst Colonnade

£675,000

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Nestled within the heart of Hawkhurst village, this elegant Grade II Listed Victorian residence commands attention with its striking red brick exterior, partially refurbished to a meticulous standard. The façade is adorned with the natural beauty of wisteria vines, adding a touch of timeless charm and character to the property.

With the accommodation located over three floors, the interior of this former triplex has been thoughtfully reimagined into a singular, expansive family dwelling, boasting approximately 2502 square feet of living space. Throughout the home, traditional features such as distinguished marble fireplaces and intricate period detailing lend an air of refinement and sophistication.

The outdoor space is equally inviting, with a beautiful walled garden providing a serene retreat amidst the bustle of village life. Lush foliage and vibrant blooms create a picturesque setting for leisurely outdoor pursuits and alfresco gatherings.

### **If You Lived Here:**

This house is perfectly positioned within level walking distance to the Hawkhurst Colonnade offering a diverse array of shops, dining and entertaining facilities. Families will appreciate the proximity to the local primary school and for secondary education it is in the Cranbrook School Catchment Area renowned for its academic excellence and prestigious reputation. In addition, for those seeking private education Marlborough House School and St Ronan's School are within easy reach. This residence presents an exceptional opportunity for discerning individuals seeking a harmonious blend of timeless elegance and modern comfort.

Commuting is a breeze with two mainline stations within a 15-minute drive, providing convenient access to neighbouring towns and cities. Plus, the close proximity to the A21 ensures effortless travel for both work and leisure pursuits.





Total area: approx. 232.4 sq. metres (2502.0 sq. feet)

- VICTORIAN END OF TERRACE HOUSE
- PRETTY WALLED GARDEN
- LOCATED IN THE HEART OF HAWKHURST
- STUNNING MARBLE FIREPLACES
- EPC RATING N/A
- 2502 SQFT ACCOMMODATION
- PLANNING PERMISSION FOR RECONFIGURATION Ref. No: 22/01622/FULL
- SET OVER THREE FLOORS
- NO ONWARD CHAIN
- COUNCIL TAX BAND - C

