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 Buswell  
Independent Family Estate Agents



# With Stunning Countryside Views In Hawkhurst

£1,350,000

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**Exterior and Grounds:** The property is approached via high quality composite single electric sliding gate, leading onto a generous driveway providing ample parking for several vehicles and a detached double garage with a loft storage room above and storage cupboard behind. A footpath with beautiful surrounding gardens leads from the parking area up to the modern front door. The surrounding established gardens are thoughtfully designed and well maintained with a paved seating area to the rear where you can enjoy the serene setting with the added bonus of breath-taking far-reaching countryside views.

**Ground Floor:** Step inside this amazing house into a very generous hallway that offers an immediate sense of space and light. This welcoming entrance looks through to the dining room, where a floor-to-ceiling window frames the stunning views drawing you in to the property. The open-plan kitchen/breakfast room and living area are the heart of the home, featuring modern units, high-specification fittings, and top-of-the-line appliances. Adjacent to the kitchen is a utility room, finished to the same exceptional standard. To the other end of the house, you'll find three double bedrooms, each boasting their own ensuite bath or shower rooms, ensuring privacy and convenience for family and guests.

**First Floor:** Upstairs, a large landing leads on to two further bedrooms. One bedroom features an ensuite bathroom, while the principal bedroom is a true retreat. It includes his and hers dressing rooms, an ensuite bathroom, and a private study, creating a perfect sanctuary for relaxation.

**Modern Amenities:** This property is equipped with a state-of-the-art heat recovery and ventilation system, ensuring energy efficiency and a comfortable living environment year-round. There is an underground rainwater storage tank which can hold 5000 gallons ideal for watering the gardens or washing your car, perfect during those summer months hosepipe bans.





- DETACHED FIVE BEDROOM HOUSE
- STUNNING FAR REACHING COUNTRYSIDE VIEWS
- SEPARATE DINING ROOM
- DOUBLE GARAGE WITH STORAGE ROOM
- EPC RATING B
- FIVE ENSUITE BATH/SHOWER ROOMS
- BEAUTIFUL LIGHT AND SPACIOUS OPEN PLAN KITCHEN/BREAKFAST AND DINING ROOM
- ESTABLISHED LANDSCAPED SURROUNDING GARDENS
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND G



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		