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A Spacious Family House in Hawkhurst

Guide Price £650,000

5 2 0



Welcome to this stunning five-bedroom semi-detached Victorian house, a beautifully presented home offering accommodation over three floors as well as a cellar. This charming residence seamlessly blends stunning period features with modern amenities, making it a perfect family home.

The approach to this property is via a front paved driveway that provides parking for two cars. Steps lead up to a pathway that guides you to the side entrance door. Upon entering, you are greeted by the dining room, featuring elegant oak herringbone flooring, a charming fireplace housing a woodburning stove with built in storage to the side, the staircase to the first floor and doors leading on to the living room, kitchen, and cellar. The cellar is an ideal space for storage. The front living room boasts a feature fireplace housing a wood-burning stove with bespoke built in storage to either side of the chimney breast, to the front there is a bay window with a bespoke window seat and storage. The beautifully presented kitchen enjoys the luxury of underfloor heating beneath Limestone tiles. It features modern navy blue units with solid oak worktops, an electric range cooker and hob. The delightful rear garden can be accessed from the kitchen. On the first floor, the principal bedroom with an ensuite shower room is to the front of the house elegantly decorated with a feature period fireplace (not in use) and a bay window with a window seat and storage, to one wall there is built in handcrafted full height wardrobes. Two further double bedrooms offer ample space for family or guests again beautifully presented with period features including Victorian style radiators and fireplace (not in use). The luxurious family bathroom features a walk-in shower and a cast iron roll-top bath with claw feet, complemented by surrounding marble splashback. The second floor accommodates two double bedrooms both dual aspect providing further versatile light and airy living space. A walk-in loft room offers easy access additional storage or potential for further development.

The west-facing rear garden is a tranquil retreat, featuring a paved seating area directly behind the house and a charming wooden-clad office/studio with power and light and an adjoining pergola, perfect for outdoor entertaining.





Total area: approx. 177.4 sq. metres (1909.2 sq. feet)

- GUIDE PRICE £650,000 TO £675,000
- IMMACULATE PRESENTATION
- FULLY FITTED KITCHEN WITH UNDERFLOOR HEATING
- BEAUTIFUL PERIOD FEATURES
- EPC RATING D
- FIVE BEDROOM SEMI DETACHED VICTORIAN HOUSE
- RECENTLY MODERNISED TO A HIGH STANDARD
- STUNNING BATHROOM WITH SHOWER AND CAST IRON ROLL TOP BATH
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		