



Peter  
Buswell  
Independent Family Estate Agents



## Stunning Rural Location In Hawkhurst

£1,250,000

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Situated in the sought after Cranbrook School catchment area and located in an area of Outstanding Natural Beauty, Peter Buswell are pleased to offer Little Box Grove which is coming to market for the first time in nearly two decades. A character 4/5 bedroom detached home, which occupies an enviable, elevated rural position and which offers seclusion, peace and country walks, and yet a short distance from the surrounding villages of Hawkhurst, Sandhurst and Benenden. London mainline stations are to be found in Etchingham. A truly lovely character home offering a wealth of features for the discerning buyer.







- FOUR/FIVE BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- SWIMMING POOL AND POOL HOUSE
- COUNTRYSIDE VIEWS
- EPC RATING C
- RURAL LANE LOCATION
- OPEN PLAN KITCHEN/ DINING ROOM
- SEPERATE ANNEX/HOME OFFICE
- DOUBLE GARAGE AND AMPLE PARKING
- COUNCIL TAX BAND F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		