

**RUSH
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**2 Elfords Cottages, Hastings Road, Hawkhurst, Kent, TN18 4RP.
£475,000 OIRO Freehold**

An exceptionally well presented two bedroom attached Victorian Cottage in the Historic Moor conservation area of Hawkhurst Village and falling within the High Weald ANOB. Originally occupied as the former butlers cottage to the nearby Elford's estate the property was retained within the same family until 2018 until the current owners fully renovated and restored the cottage. Accommodation comprises a well-lit entrance hall with flagstone flooring and window seat, spacious main living room with oak flooring and open fireplace, kitchen breakfast room with fireplace and log burning stove, rear lobby with stable door to the rear and ground floor WC. To the first floor enjoys a spacious landing with built in storage and sash casement window overlooking the gardens with a stunning church backdrop, generous master bedroom with open access to an en-suite bathroom, second bedroom with further access to a dressing area or study and additional en-suite shower room. Outside enjoys a incredibly private garden laid to lawn with established planted borders, decked seating area, paved rear courtyard with utility outhouse and off road parking with detached garage accessed via high level gates to the roadside. Hawkhurst Village features a colonnade of independent shops, two country pubs, hotels, a digital cinema in a converted lecture hall, and Waitrose and Tesco supermarkets. Additionally the area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont. The property is also in close proximity to the A21 and just 4.3 miles from Etchingham mainline station.



Front

Double high level gates to front incorporating a high pedestrian gate, flagstone driveway providing off road parking extending to a detached garage, further high level gate with shingled path to front elevations, painted hardwood front door with external lighting, climbing rose and sleeper edged borders, open access to main body of garden and access to the rear elevations.

Entrance hall

Painted hardwood front door, flagstone flooring, obscure window to side with window seat below, split face wall tiling, turned painted staircase with carpeted runner extending to first floor accommodation, cupboard below, ceiling light, heating thermostat.

Living room

13'8 x 13'5 (4.17m x 4.09m)

Internal sliding timber door, oak flooring, bay window to front aspect, cast iron radiator, exposed brick open fireplace with ornate timber surround and brick edged flagstone hearth, wall lighting, power, phone and TV points.

Kitchen / breakfast room

13'9 x 12' (4.19m x 3.66m)

Open access from hall, slate tile flooring, window to the rear aspect, open access to rear lobby serving the WC and stable door to rear, space for breakfast table and chairs, ceiling downlights, anthracite column radiator, space for freestanding fridge / freezer, fireplace housing a fitted wood burning stove over a slate hearth. Kitchen hosts a variety of fitted base and wall units with painted shaker style doors with pewter furniture beneath Corian counter tops incorporating one and half basin and engineered drainer grooves, rinser tap, metro wall tiling, inset four ring BOSCH gas burner with coloured glass splashback, fitted extractor canopy with light above, fitted wine cooler, fitted Hotpoint dishwasher, pop up power point block incorporating USBC charger points, fitted eye level BOSCH oven and grill, fitted microwave oven and warming draw, pull out tower larder, TV and power points.

Rear lobby

Open access from kitchen, slate tile flooring, part glazed external stable door to the rear elevations, fitted oak shelving, split face wall tiling, internal door to WC.

WC

Internal door, tumbled limestone flooring, window to side aspect, ceramic wall tiling, ceiling light, back to wall push flush WC, wall hung vanity unit with twin pull out drawers below.

Stairs and landing

7'5 x 7' (2.26m x 2.13m)

Painted turned staircase with carpeted runner extending to first floor accommodation, oak flooring to landing with timber balustrade, ceiling downlights, sash window to side elevations with aspect over gardens, built in cupboards via pine doors, wall lighting.

Bedroom 1

12' x 9' (3.66m x 2.74m)

Internal ledged door, wood effect LVT flooring, bay window to front aspect, eaves storage cupboards below, open access to en-suite bathroom, column radiators and fitted bedside furniture, ceiling downlights, power and TV points.

En-suite bathroom

11'8 x 4'1 (3.56m x 1.24m)

Open access from bedroom, ceramic floor tiling, Velux style window to side aspect, feature cast iron Victorian fireplace, painted exposed brickwork, WC, corner shower bath suite with concealed mixer and large rainfall head, shower curtain, heated towel radiator.

Bedroom 2

11'6 x 6'7 (3.51m x 2.01m)

Internal painted ledged door, wood effect LVT flooring, window to the rear aspect, radiator, ceiling downlights, open access to dressing room / study, power points, TV point.

Dressing room / study

7'9 x 6'7 (2.36m x 2.01m)

Open access from bedroom, wood effect LVT flooring, ceiling downlights, radiator, internal bi-folding door to en-suite shower room, power points.

En-suite shower room

6'7 x 3'6 (2.01m x 1.07m)

Bi-folding door, ceramic tile flooring, window to rear aspect, shower cubicle with bi-folding door, quartz effect shower panelling and concealed mixer, radiator, combination vanity unit with push flush WC and basin, ceiling downlights and extractor fan.

Garden

Privately enclosed south-facing garden with area of lawn hosting a variety of well stocked planted borders, garden shed, chestnut pot and rail fencing, further decked seating area with pergola to one end providing a private seating area, external tap, flagstone drive leading to garage, covered log store, flagstone path to rear enclosed by high level fencing, sleeper edged borders, external stable door to rear leading to internal accommodation, external door to brick utility outhouse housing the wall mounted gas boiler, fitted shelving and light.

Garage

15'8 x 8'6 (4.78m x 2.59m)

Manual up and over door to front, window to side, power points and lighting.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band D.

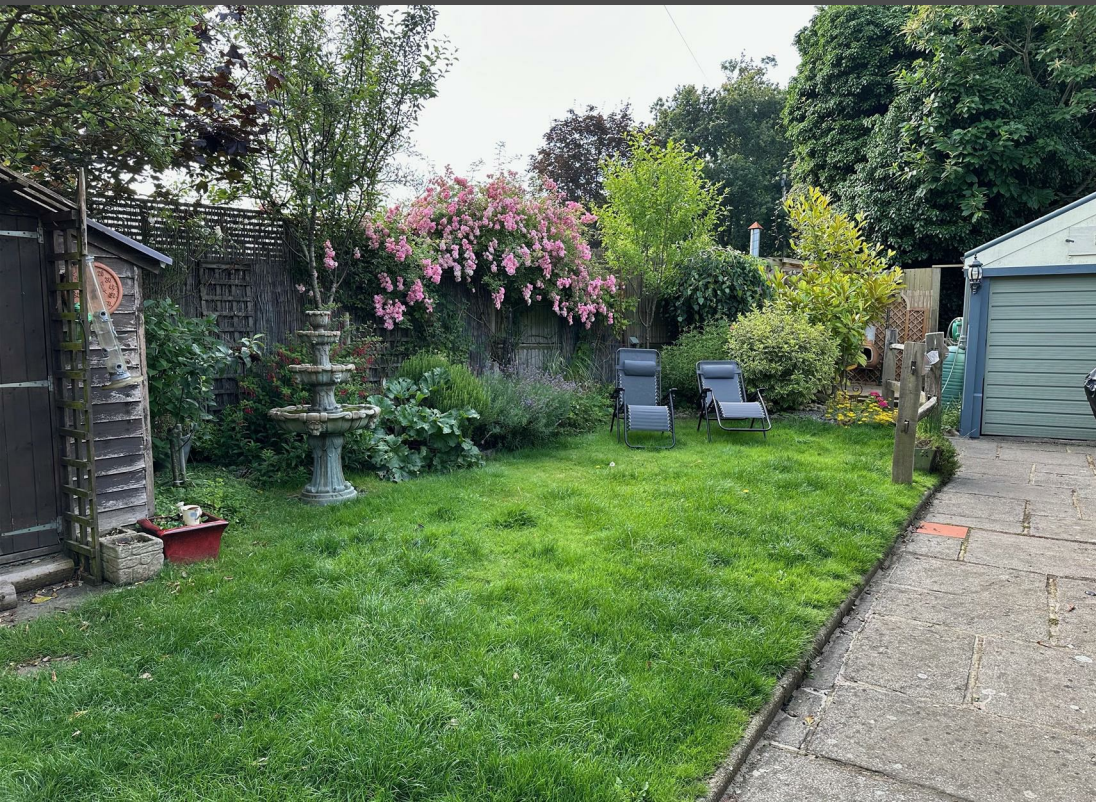
Nearest mainline station - Etchingham 4.3 miles.

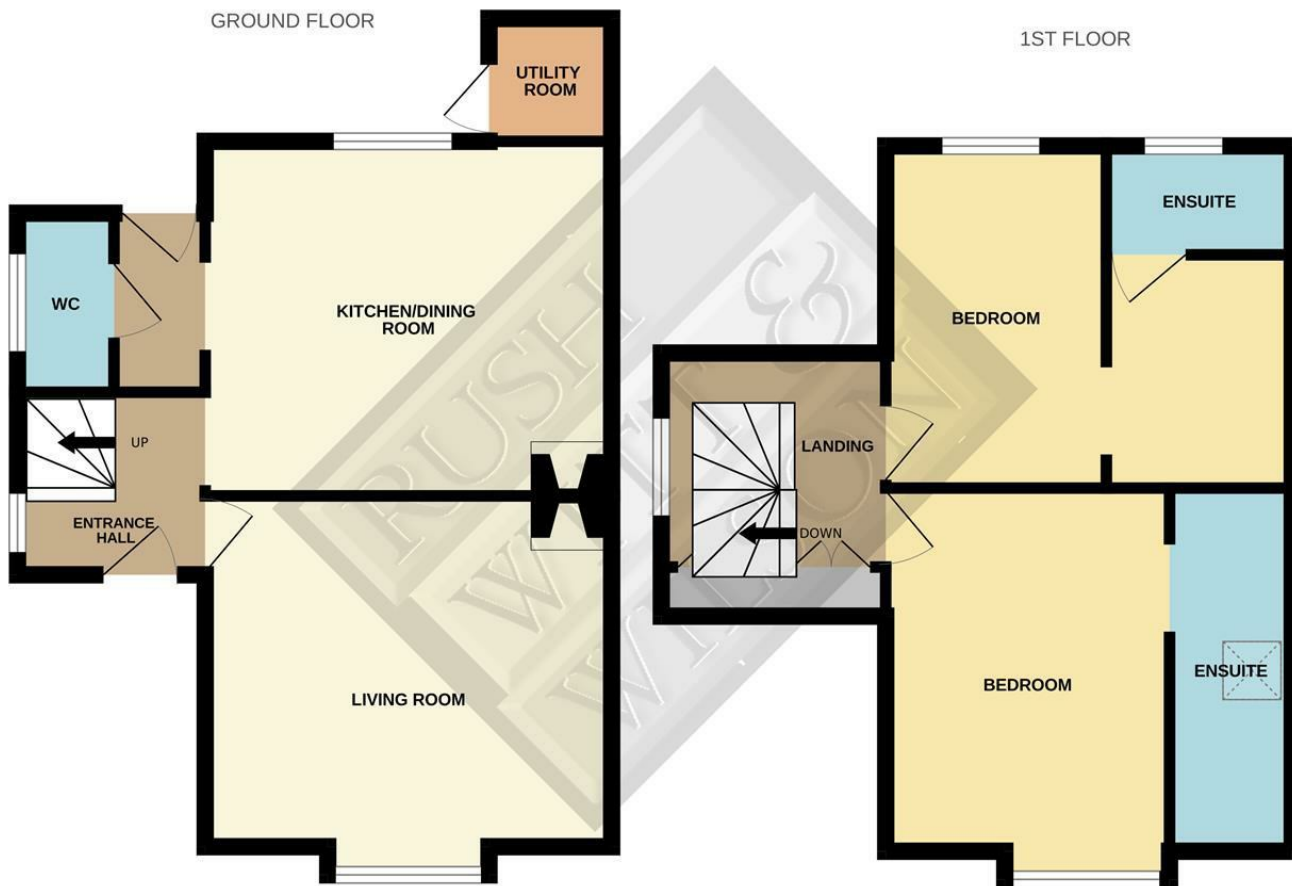
Cranbrook School Catchment Area.

Agents note

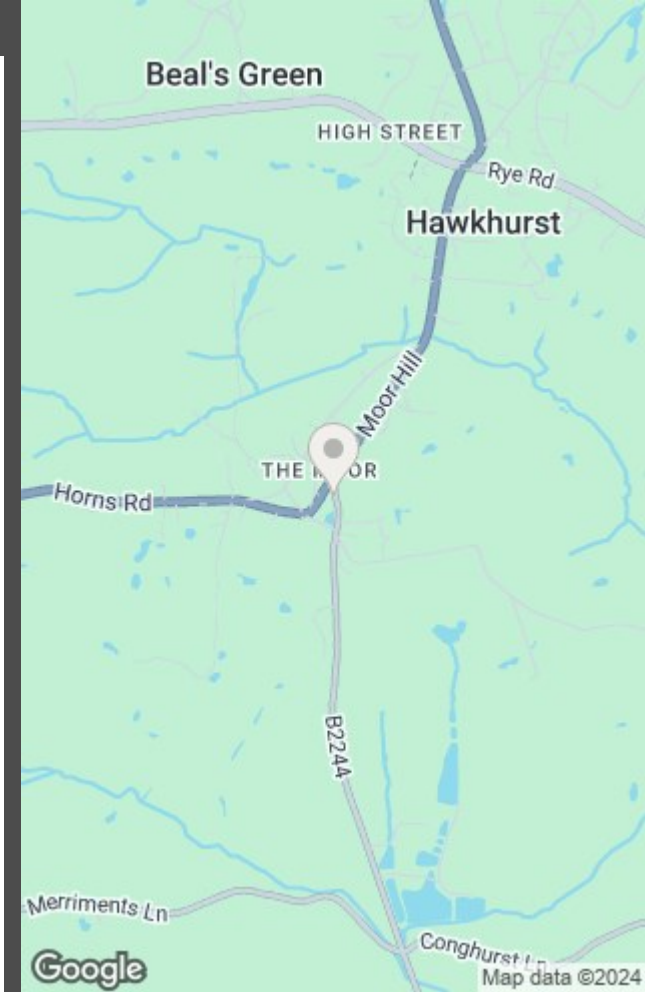
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (81-91) A	
(81-91) B		(69-80) C	
(69-80) C		(55-68) D	
(55-68) D		(39-54) E	
(39-54) E		(21-38) F	
(21-38) F		(1-20) G	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs		Not energy efficient - higher running costs	
	84		60
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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