

**RUSH
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**The Laurels, Cranbrook Road, Hawkhurst, Kent, TN18 5EF.
£595,000 Freehold**

An incredibly spacious and well presented three bedroom semi-detached Edwardian home located within close proximity of Hawkhurst High street enjoying a large rear garden with pleasant semi-rural backdrop. This delightful family home offers a bright and well appointed living space currently arranged over two floors whilst retaining many original period features comprising a large reception hallway with pine flooring, main sitting room with attractive fireplace and full height bay window, double aspect dining room with French doors to the rear and open fireplace, stunning 21ft shaker-style kitchen and utility room, ground floor snug / playroom with French doors to the rear and useful / WC. To the first floor enjoys a generous master bedroom with pine flooring, fitted wardrobes and full height bay window, well appointed main bathroom suite, additional double bedroom with full length fitted wardrobes and semi-rural vista over neighbouring fields and further single bedroom. The property has the added benefit of newly fitted double glazed sash casement windows and offers potential to extend and create further accommodation to the second floor - subject to obtaining the relevant planning consents. Outside enjoys a privately enclosed and spacious rear garden with paved seating area with useful garden room to one end. To the front offers ample off road parking over a block paved driveway. The local area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont with the added benefit of falling within Cranbrook Schools catchment area. A regular mainline rail service to London Charing Cross is available at Etchingam just 5.4 miles away and just a short drive to the A21 with access to Tunbridge Wells.



Reception Hallway

Entrance door to front, stripped timber flooring, UPVC sash placement window to the side elevation, turned carpeted staircase with painted balustrade rising to the first floor accommodation, understairs storage cupboard, radiator, thermostat, phone point.

Sitting Room

12'8 x 14'3 (3.86m x 4.34m)
Bay window to front with UPVC sash casement windows, painted internal four panelled door, carpet as laid, radiator, beautiful inset cast iron stove with Victorian cast iron surround, metro tiling, quarry tiled hearth and painted surround, fitted shelving to the alcoves, phone point, internal door leading into:

Dining Room

12'2 x 12' (3.71m x 3.66m)
Sash casement window to side, double glazed French doors leading onto the rear terrace and gardens, painted internal four panelled door, space for dining table, radiator, beautiful open fireplace with part tiled and timber surround set on a decorative tiled hearth open access into:

Kitchen

21' x 11 narrowing to 8'3 (6.40m x 3.35m narrowing to 2.51m)
Double glazed window to side, timber flooring, radiator, recessed downlights, fitted leisure range style oven, five ring gas burner, fitted handmade base and wall units with painted shaker style doors, outer furniture which sit beneath oak block top countertops with matching upstands, mother of pearl mosaic tiled splashbacks with a variety of above counter level power points, soft closing pan draws, fitted eye level plate racks, twin tower line units.
The kitchen extends to a single storey extension forming part of a utility area which comprises of space for a free standing fridge/freezer, space for below counter level fridge, space for dishwasher, space for washing machine, oak block countertop with engineered engineered drainer grooves housing an undermounted butler sink with spring neck tap, eye level display units, wine rack, pitched glazed roof, wall lighting, step up and door leading into:

Snug

8'7 x 11'8 (2.62m x 3.56m)
UPVC French doors providing views and access onto the rear garden, tiled effect vinyl flooring, fitted countertop incorporating desk, cupboard above housing wall mounted Baxi gas boiler, radiator, internal door leading into:

Wet Room

3'4 x 3'9 (1.02m x 1.14m)
Ceramic tiled flooring, push flush wc, metro wall tiling, extractor fan, fitted spa shower with further handheld attachment.

First Floor

Landing

Fitted bookcase with cupboard below, doors off to the following:

Bedroom One

11'6 x 14'2 (3.51m x 4.32m)
Full height bay window to the front elevation with semi rural views, painted internal four panelled door, beautiful strip pine flooring, double radiator, cast iron fireplace with decretive tile hearth, fitted full height wardrobes with painted shaker style doors, cast iron door furniture with shelving, pull out draws and hanging rails.

Bedroom Two

12 x 10'3 (3.66m x 3.12m)
Sash casement window to side with rural aspect over neighbouring fields, painted internal four panelled door, radiator, cast iron fireplace with decretive tile hearth, fitted full height wardrobes with sliding shaker style doors.

Main Bathroom

6'4 x 8 (1.93m x 2.44m)
Obscure glazed sash window to front, Herringbone Karndean flooring, push flush wc, vanity unit with cupboards below, countertop wash hand basin, ceramic tiled splashback, panelled shower/bath suite with shower screen, ceramic wall tiling, loft hatch access.

Bedroom Three

12'3 x 8'4 (3.73m x 2.54m)
Sash window to rear, grey LVP flooring, radiator, cash iron fireplace.

Outside

Front Garden

Herringbone block paved driveway to the front for three vehicles, elevated driveway hedgerow to front, area of lawn with low level panel fencing and cherry laurel hedgerow, steps extending to covered entrance, part glazed composite front door, high level fence leading directly to rear garden.

Rear Garden

East facing rear garden with part Indian sandstone and block paved terrace extending onto an area of lawn enclosed by established cherry laurel boundaries, summerhouse, shed, access to the side elevation via high level gate, external tap.

Agents Note

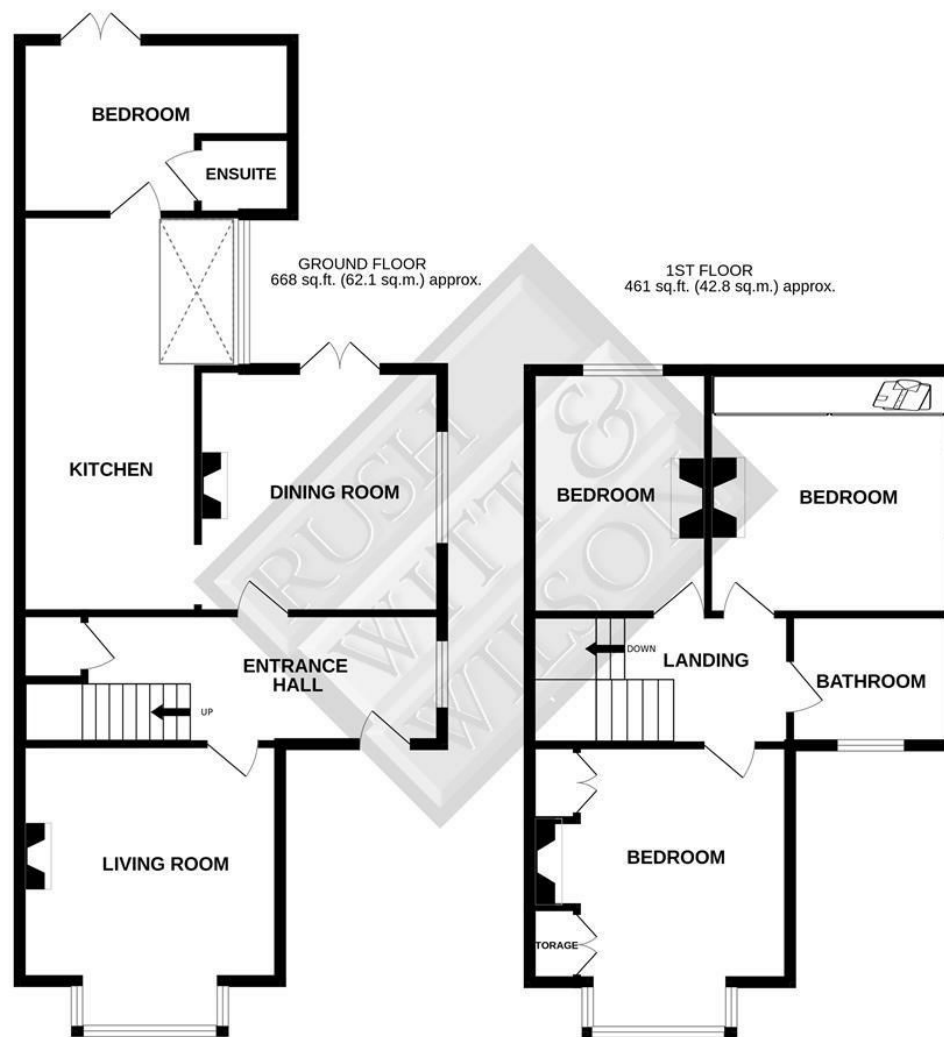
None of the services or appliances mentioned in these sale particulars have been tested.

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.

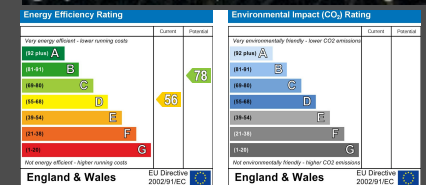
Council Tax Band - D







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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**