

**RUSH
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**6 Plum Tree Cottages, Horns Road, Hawkhurst, Kent, TN18 4QY.
£650,000 Freehold**

An incredibly spacious and heavily extended four bedroom attached family home complete with separate one bedroom self-contained annex located within a highly desirable position of Hawkhurst Village. This impressive family home offers a well balanced and highly adaptable living space with the main house comprising a main entrance hall with utility/WC, living room with feature fireplace and French doors to the rear garden and stunning open plan family/fitted kitchen/dining room with French doors to the rear. To the first floor enjoys four principal bedrooms comprising a generous master bedroom complimented with fitted wardrobes and en-suite shower room, two further spacious double bedrooms, additional single and well appointed main bathroom suite. Outside provides a spacious and level rear garden with Indian Sandstone terrace and large workshop. The independently accessed annex comprises and open plan kitchen/living dining room, spacious bedroom and en-suite bathroom. Outside the annex enjoys a private and low maintenance courtyard garden complete with garden shed. To the front of the premises both dwellings enjoy ample off road parking to the front over a block paved driveway. 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 located within the Cranbrook school catchment area, close proximity to the A21 and just 4.1 miles from Etchingham mainline station.



Covered Entrance

External lighting, part uPVC front door leading into:-

Inner Hallway

Timber effect herringbone Karndean flooring, staircase with timber hand rail leading to first floor accommodation, column radiator.

Sitting Room

15' x 10'2 (4.57m x 3.10m)

Upvc window to front and upvc French doors to the rear terrace, radiator below, cupboard housing the consumer unit and electric meter, exposed brick fireplace which is open with flagstone hearth, column radiator.

Cloakroom/Laundry Room

6'9 x 4'4 (2.06m x 1.32m)

Obscure upvc window to side, extractor fan, wall mounted Weissman gas boiler, base units with cupboards below, standard effect laminated countertop, inset composite basin with drainer and tap, push flush wc, plumbing feeds for washing machine, decorative tile vinyl flooring, internal door leading into:

Open Plan Kitchen/Breakfast Room

22'5 x 15'0 (6.83m x 4.57m)

Upvc window to side, traditional style radiator, velux window to the side, further velux window to the rear, French doors to rear, exposed timber flooring and there is a snug area to the front of the kitchen with thermostat and understairs storage cupboard and radiator. The kitchen comprises a range of fitted base and wall units with shaker style doors and pewter furniture and these sit beneath a quartz countertop, matching upstands, inset one a half ceramic basin with drainer and tap, quartz and glass splashback, five ring gas burner with fitted stainless steel extractor canopy and light above, soft closing cutlery and pan drawers, integrated half height Bosch oven and grill, alcove for an American style fridge/freezer with water and ice dispenser, integrated dishwasher, plinth heating matching island unit with quartz countertop incorporating breakfast bar, space for stools below, pull out bin and pop up power points incorporating USB charging ports, space for table and chairs.

First Floor

Landing

Access panel to loft, radiator, internal window.

Main Bathroom

10'5 x 7'4 (3.18m x 2.24m)

Obscure upvc window to front, heated towel radiator, double ended bath suite with shower over, metro wall tiling with shower screen, extractor, free standing vanity unit with cupboards below, metro tiling splashback, shaver point, push flush wc, radiator, corner linen cupboard via a painted door with shelving, decorative vinyl flooring

Bedroom Two

15' x 10'2 (4.57m x 3.10m)

Upvc window to front with radiator below, further window to rear, radiator.

Bedroom Four

10'5 x 5' (3.18m x 1.52m)

Upvc window to the rear, radiator.

Bedroom Three

17' x 9' narrowing to 5' (5.18m x 2.74m narrowing to 1.52m)

Two upvc windows to front, radiator.

Master Bedroom

19'1 x 17' (5.82m x 5.18m)

Two upvc windows to the rear, two radiators, two sets of built-in wardrobes via double doors, TV point, cupboard housing the pressurised heating system, internal door to:

En-Suite

7'7 x 3'6 (2.31m x 1.07m)

Velux window to side, push flush wc, heated towel radiator, vanity unit with tiled splashback, shaver point, LED lit mirror, shower cubicle with large rainfall head and rinser, vinyl decorative tile flooring,

Outside

Front Garden

Large block paved driveway led from the road and the front garden is laid to lawn and enclosed by mature hedgerow, specimen Chestnut tree, high level gate from the driveway leading to the annexe there is an EV charge point.

Rear Garden

Private enclosed rear garden with a full width Indian sandstone terrace which is sleeper edged, steps extend down to a level area of lawn enclosed by high level close-board fencing, specimen Oak tree, large workshop to one end, external lighting, further high level gates leading into the annexe proportion of the property.

Annexe

The annexe has its own independent access and garden.

Front of Annexe

High level close-board gate and an Indian sandstone path leading to a covered entrance with a part glazed and obscure glazed front door which leads into:

Kitchen/Living/Dining Area

16'9 x 11'3 (5.11m x 3.43m)

Two upvc windows to the front aspect, radiator, pendant light, ceiling fan with light and to the sitting area there is a breakfast table and chairs, further radiator and opening to the kitchen area with fitted base units with timber effect laminated doors which sit beneath stone effect laminated countertops with matching upstands, inset four ring Lamona induction hob with glass splashback, extractor canopy and light over, one and a half bowl stainless bowl with drainer and tap, under mounted space with washing machine, integrated half height Belling oven and grill, integrated low level fridge and freezer, heating thermostat, exposed pine flooring and internal door leading into:-

Bedroom

16'3 x 12' (4.95m x 3.66m)

Upvc window and French doors leading onto a rear private terrace, pine flooring, internal door leading into:

En-Suite Bathroom

6'5 x 5'6 (1.96m x 1.68m)

Obscured upvc window to side, decorative vinyl flooring, heated towel radiator, push flush wc, vanity unit with cupboards below, bath with rinser attachment, ceiling downlights and extractor.

Outside of Annexe

To the side there are sleeper edged borders and all enclosed with high level close-board fencing, sandstone path leads to a privately enclosed

courtyard garden which is paved and enclosed with high-level fencing, there is a garden shed and sleeper retaining beds along with decorative aggregate and external lighting.

Services

Mains gas and mains drainage.

Northiam Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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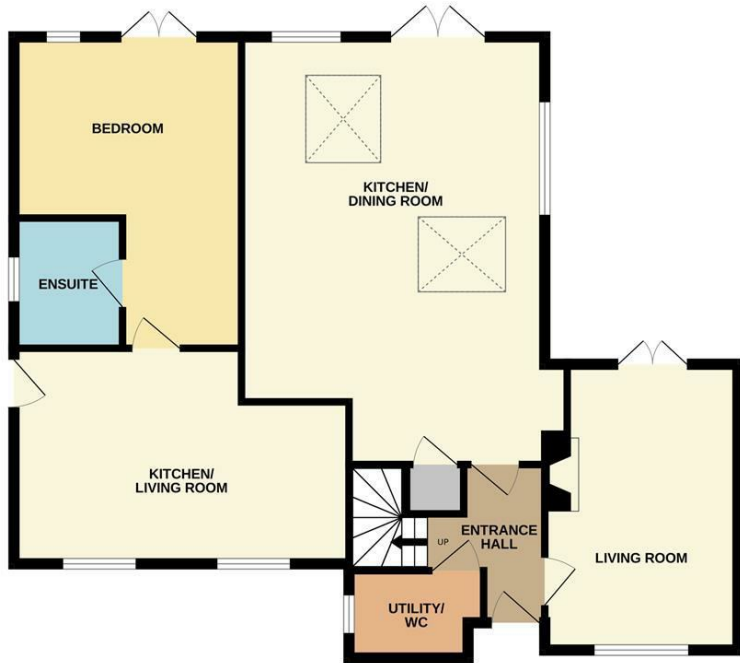
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GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 sq.m.) approx.

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(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 energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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