

RUSH
WITT &
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**2 Sandrock Cottages, Cranbrook Road, Hawkhurst, Kent, TN18 4BD.
£295,000 Freehold**

An attractive and beautifully presented two bedroom Victorian mid-terraced Cottage privately situated on a private no through road located just 0.5 mile of Hawkhurst High Street. This delightful character home comprises a modern fitted kitchen with Miele appliances and underfloor heating, main living room with cast iron wood burning stove, generous first floor master bedroom with traditional feature fireplace, study or optional reception room enjoying elevated views to the rear garden backing onto woodland and open countryside, further second floor bedroom and beautiful bathroom suite with shower. The property has the added benefit of being completely decorated and re-carpeted throughout. Outside enjoys a pleasant rear garden with tiered seating terrace and area of lawn to one end complete with planted borders, garden shed and residential parking to the lane close to the premises. 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, close proximity to the A21 and just 5.1 miles from Etchingham railway station providing a regular service to London Charing Cross.



Obscure glazed upvc front door opening to:

12'1 x 11'3 (3.68m x 3.43m)

Upvc window to front, fireplace housing a freestanding cast iron multi-fuel stove upon a slate hearth, various power points, TV point, shelving to alcove with and consumer unit, electric radiator with wi-fi operation, ceiling light, access to:

10' x 7'4 (3.05m x 2.24m)

Open access from main living room, upvc external door and window to rear aspect, wood effect Karndean flooring, turned painted timber staircase to first floor landing, inset ceiling downlights, kitchen hosts a selection of fitted base and wall units with shaker doors beneath wood block effect laminated work surfaces, inset single stainless bowl with drainer and tap, inset four ring Miele ceramic hob with integrated half height oven, decorative tile splash back and stainless steel extractor canopy with light over, various above counter level power points, under counter space for freezer, recess below staircase with fitted base unit and integral fridge, under counter space for washing machine, dishwasher and tumble dryer with laminated work top over, tile splashback and power point, underfloor heating.

Turned painted timber staircase to a carpeted first floor landing.

11'8 x 11'3 (3.56m x 3.43m)

Upvc window to front aspect, decorative Victorian cast iron fireplace with painted surround, ceiling light, electric radiator, phone point.

9'9 x 8'6 (2.97m x 2.59m)

Upvc window to rear aspect enjoying an elevated view over the rear garden, woodland and fields beyond, decorative cast iron Victorian fireplace with painted surround, painted wall panelling, ceiling light, electric radiator, various power points, airing cupboard via painted louvre door housing the hot water tank, turned timber staircase rising to:

Turned timber staircase to second floor, storage cupboard over.

12' x 7'7 (3.66m x 2.31m)

Upvc dormer window to front, access panel to loft, wall lighting, electric radiator.

7'7 x 6'9 (2.31m x 2.06m)

Large velux window to rear aspect with fitted blackout blind, ceramic flooring, tiled panelled bath suite below, ceramic wall tiling, pedestal basin with wall mounted mirror with light and shaver point above, ceiling down lights, push flush wc, corner shower enclosure with screen doors, wall mounted Triton trance power shower, extractor fan, underfloor heating.

Accessed via private road, picket fence and gate to front garden from path, garden laid to lawn, external light.

Paved tiered terrace led from the kitchen providing an elevated private seating area over the rear garden, steps to a gently sloping lawn with planted shrubs enclosed by close board fencing, mesh fencing to rear and freestanding shed, external light and tap. Note - reciprocated right of to neighbouring property.

Non-allocated residential parking bay on right passing premises.

Mains drainage.

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.

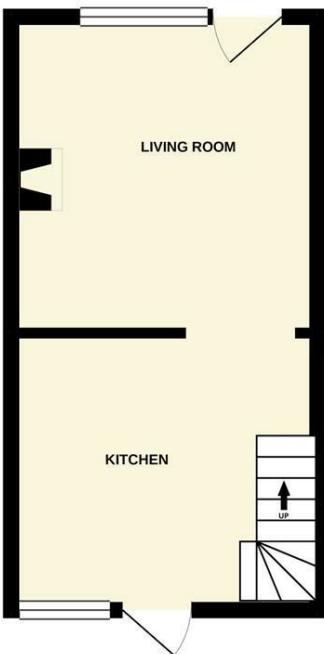
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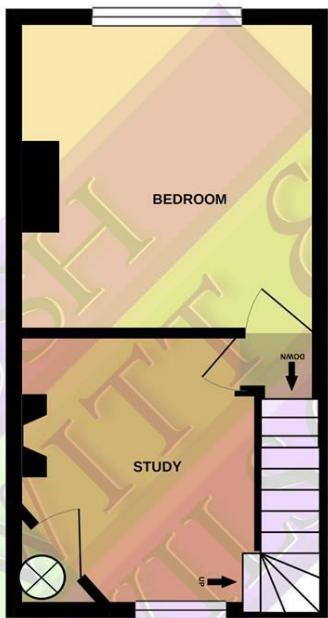




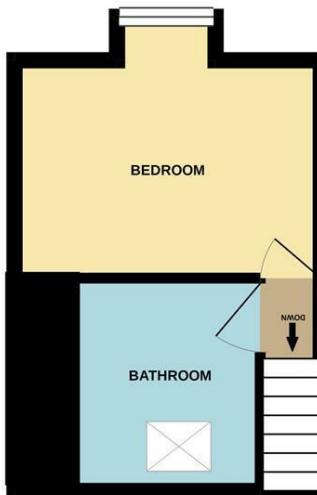
GROUND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR
231 sq.ft. (21.5 sq.m.) approx.



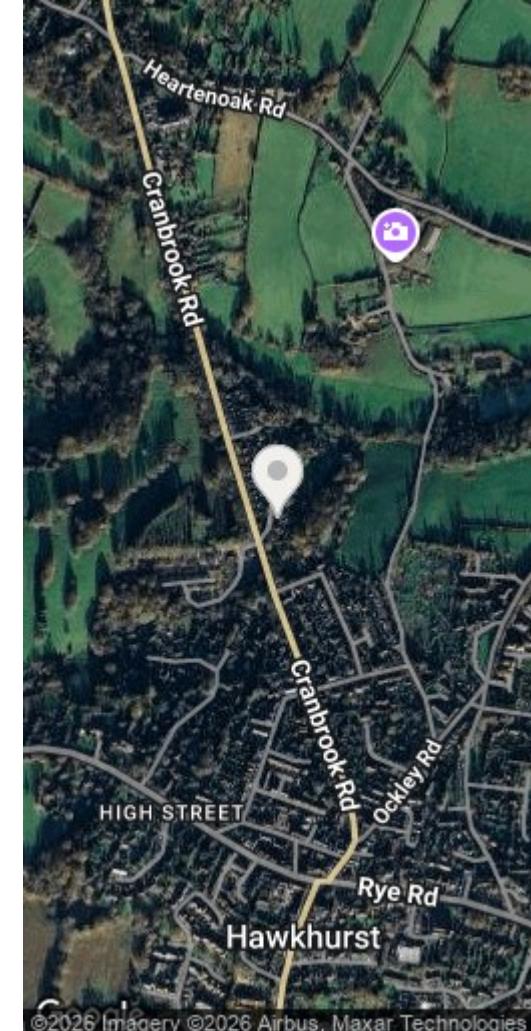
2ND FLOOR
161 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.3 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	
		Current	Present
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			