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**1 Sherwood Cottages, Cranbrook Road, Hawkhurst, Kent, TN18 4BA.
£315,000 - £330,000 Guide Price. Freehold.**

**** Guide Price £315,000 - £330,000 **** An attractive three bedroom semi-detached un-listed character cottage located within the highly desirable village of Hawkhurst. Available to the market for the first time in over 40 years, this delightful home has been much improved by the present owners during their tenure providing a charming yet well balanced living space arranged over three floors. Accommodation to the ground floor level comprises an entrance hall, ground floor bathroom suite, shaker style kitchen/ breakfast room with access to the rear garden and spacious main living/dining room with fitted wood burning stove and pleasant frontal views. To the first floor enjoys two double bedrooms or optional study space and further master bedroom to the second floor with built in storage. Externally the property is set well back from the roadside with an attractive and well tended front garden hosting a variety of well stocked flower beds, delightful paved seating area and ample off road parking for several vehicles. To the rear provides a private and low maintenance courtyard garden complete with garden shed and log store. 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 5.1 miles from Etchingham mainline station.



Entrance Porch

5' x 2'6 (1.52m x 0.76m)
Part glazed upvc front door, further window to front.

Inner Hallway

Straight run carpeted staircase with timber handrail leading to first floor.

Kitchen/Breakfast Room

11'6 x 8'5 (3.51m x 2.57m)
Upvc window and part glazed external door to the rear, double radiator, tile effect vinyl flooring, space for breakfast table and chairs, variety of matching base and wall units with shaker style doors and pewter door furniture, stone effect laminated countertops with matching upstands, tiled splashbacks, space for freestanding cooker, stainless steel extractor canopy and light above, recess for a freestanding fridge/freezer, inset single stainless bowl with drainer and tap, under counter space for washing machine or dishwasher, wall unit housing the Veissman gas boiler.

Living/Dining Room

13'2 x 12'7 (4.01m x 3.84m)
Upvc window to front and an obscured upvc external glazed door to the front, feature fireplace housing a cast iron wood burning stove over a polished stone hearth, two double radiators, recess below the staircase with exposed joinery and fitted shelving and book cases, glazed display cabinets, understairs storage cupboard.

Downstairs Bathroom

8'1 x 5' (2.46m x 1.52m)
Obscured upvc window to the rear aspect, push flush wc, double radiator, panelled bath with shower curtain and rail, vanity unit with basin and cupboards below, shaver point, ceramic tiled flooring.

First Floor

Landing

With a further staircase leading to the second floor.

Bedroom

12'8 x 8'2 (3.86m x 2.49m)
Upvc window to the rear, radiator, alcove with cupboard, fitted airing cupboard via a sliding door with slatted shelving housing the hot water tank.

Bedroom

13' x 8'6 (3.96m x 2.59m)
Upvc window to front aspect enjoying an elevated view over the front gardens, radiator.

Second Floor

Landing

Master Bedroom

11'7 x 11'7 (3.53m x 3.53m)
Window to side aspect, slightly vaulted ceiling, access panel to loft, double radiator, built-in cupboards to the eaves with hanging rails.

Outside

Off Road Parking

Concrete shared driveway which extends to an aggregate area providing off road parking for several vehicles.

Front Garden

Area of lawn enclosed by mature hedgerow boundary to front, planted and well stocked borders to front, aggregate steps extending from the road side leading down to the lower proportion of driveway, wrought iron handrail, storage area for bins, concrete path extending to the front elevations with further planted perennial shrub borders, external lighting, paved seating area overlooking the front gardens providing an elevated position at the front, concrete path extending to side, gravelled path to side extending to the rear garden.

Rear Garden

Easterly facing courtyard garden over hardstanding enclosed by high level close-board fencing, garden shed over hardstanding, external lighting, gutter-fed water butts, external tap, external part glazed door leading into the kitchen.

Services

Mains drainage & gas central heating system.

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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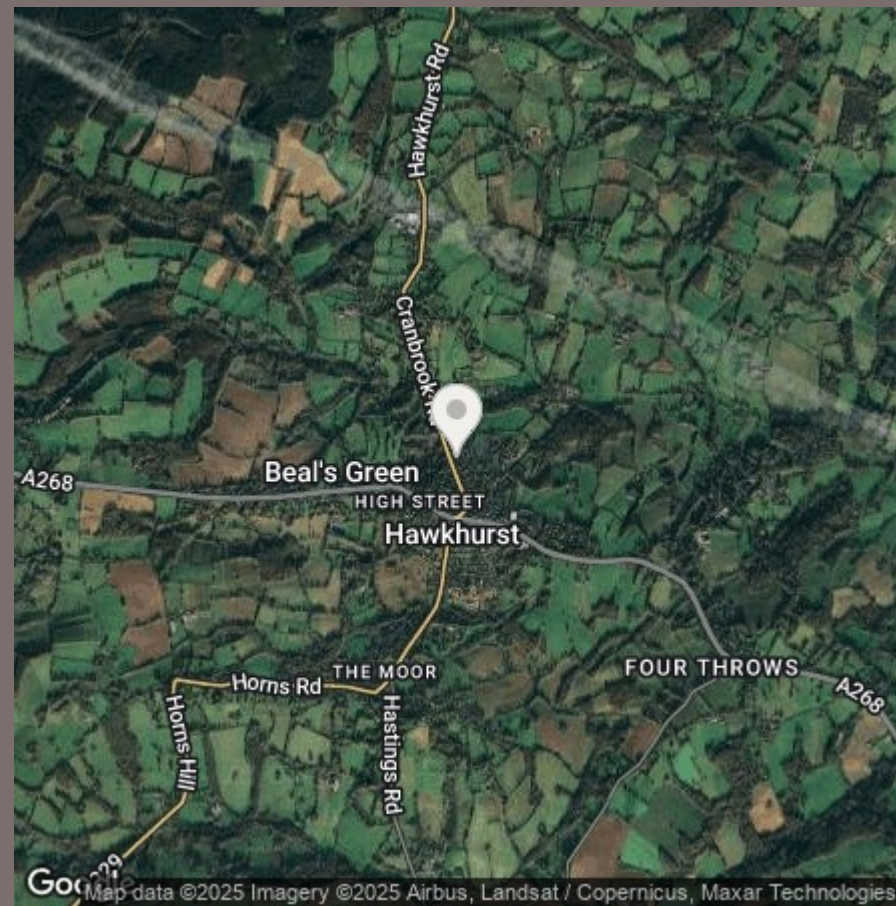
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		77	(69-80) C		
(55-68) D	63		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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