



'Our Focus Determines Your Reality'



Conghurst Lane
Hawkhurst
Kent
TN18 4RJ



Entrance Hall * Sitting Room * Dining Room * Playroom * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom * Attic Room

Delightful Grounds Approx. 2 Acres * Pond
Double Garage with Room Above * Off Road Parking



ATTRACTIVE BARN CONVERSION WITH VIEWS

Converted in the mid-1980s, this attractive barn sits in delightful park like grounds of approximately 2 acres and enjoys far reaching views from its position on a country lane on the outskirts of the sought after village of Hawkhurst.

Exposed beams and brickwork, and a catslide roof add to the character of the well-proportioned, light-filled accommodation which consists of an entrance hall, double aspect sitting room with fireplace and doors opening to the terrace, dining room, playroom and study; kitchen/breakfast room with doors to the terrace, utility room with door to outside and cloakroom on the ground floor.

On the first floor there is a galleried landing leading to a principal bedroom with ensuite shower room and walk-in airing cupboard, three further double bedrooms and a family bathroom. An attic room on the second floor is used by the current owner as a bedroom with sitting area and wash basin.

Outside a gravel drive, providing ample off-road parking, leads to the barn and the detached garage with first floor terrace and storeroom above. The grounds of approximately 2 acres are laid to lawn interspersed with a variety of mature trees, a paved terrace with flower borders and an attractive pond.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Baker, Hairdressers, Petrol Station, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two doctors' practices, a vet, optician and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

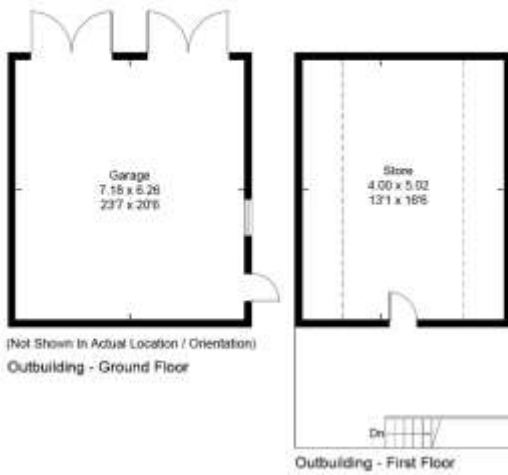
More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

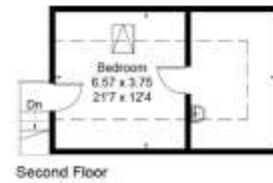
In addition to Cranbrook School, there are other excellent public and state schools in the area for children of all ages, namely Benenden School, Bethany, Marlborough House, St Ronans and Dulwich Prep School.

Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.





Approximate Area = 239.1 sq m / 2573 sq ft (Excluding Void)
 Outbuilding = 83.4 sq m / 898 sq ft
 Total = 322.5 sq m / 3471 sq ft
 Including Limited Use Area (42.1 sq m / 453 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 322131



SERVICES

Mains electricity and water. Oil fired central heating. Shared Graf Sewage Treatment System. Located in the garden to the barn.

The barn has access to side gate via neighbours' drive.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D – full details available on request.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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