



'Our Focus Determines Your Reality'



Rye Road
Hawkhurst
Kent
TN18 5DW



Guide Price £1,395,000

Entrance Hall * Sitting Room * Garden Room * Study
Kitchen/Dining Room * Utility Room * Cloakroom
Shower Room

Principal Bedroom, Ensuite * Three Further Bedrooms
Family Bath/Shower Room

Stunning Mature Garden * Detached Two Storey Barn
Gym * Store * Driveway Parking



STRIKING DETACHED FAMILY HOME WITH DETACHED BARN

This striking detached property provides a spacious, well-proportioned, light filled family home sitting in stunning gardens of just under 0.5 acres with far reaching views, in a convenient edge of village location.

The accommodation consists of an entrance hall and sitting room with bay window and fireplace. The sitting room leads to a garden room with a roof lantern, log burning stove and doors to the garden. The garden room opens into the kitchen and dining room with access to the utility room and a shower room. Also, on the ground floor is a study with bay window and a cloakroom.

On the first floor there is a sitting area, principal bedroom with ensuite bathroom, three further double bedrooms and a family bath/shower room.

The driveway provides parking and leads to the front of the house and the detached two storey barn comprising a gym and a number of storerooms, which subject to the necessary planning permissions could be utilised as an annexe.

The well-established garden is laid to lawn with mature planting and a variety of trees together with an elevated terrace from which to enjoy the stunning far-reaching views.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets; Tesco and Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two doctors' practices, a vets, opticians, 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.

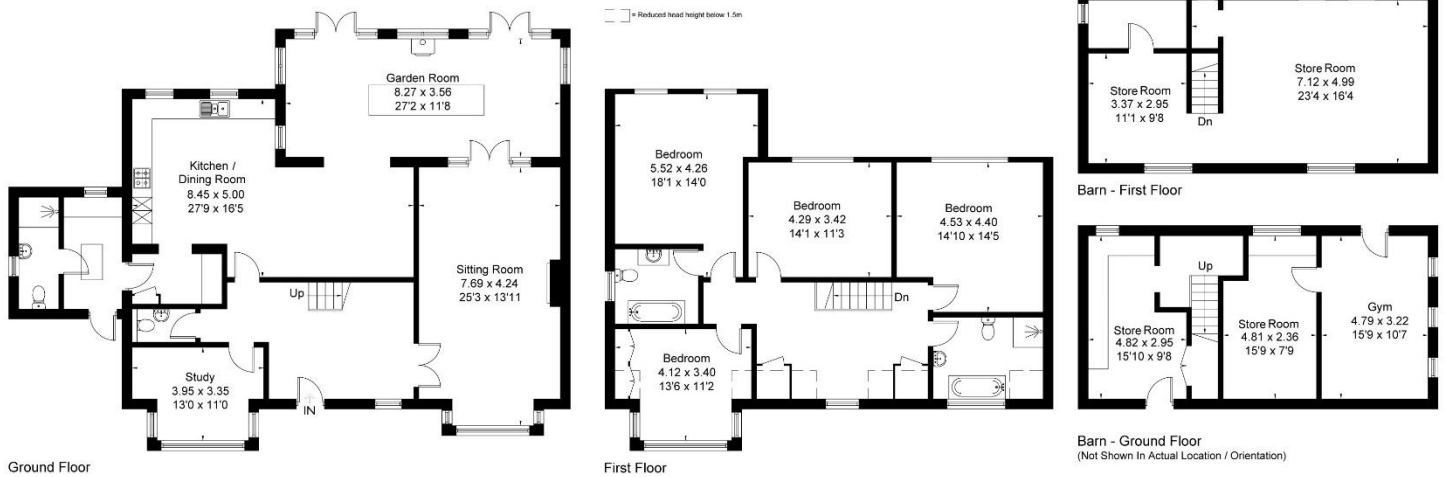
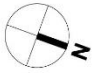
SCHOOLS AND CONNECTIONS

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

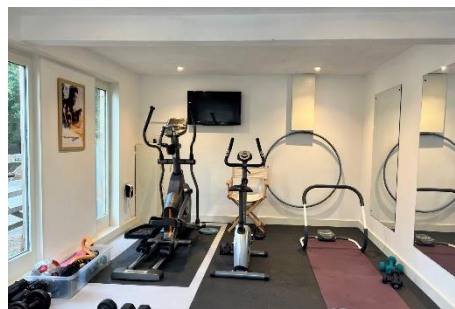
Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing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



Approximate Area = 251.2 sq m / 2704 sq ft
Outbuilding = 100.1 sq m / 1077 sq ft
Total = 351.3 sq m / 3781 sq ft
Including Limited Use Area (5 sq m / 54 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 324322



SERVICES

All main utilities connected. Gas fired central heating.

Covenants apply relating to the shared access and the Parish of Hawkhurst.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: C

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

DIRECTIONS

From our office in Stone Street, turn left into the High Street. At the T junction turn left into Angley Road proceed along this road out of Cranbrook. Turn left into Water Lane. Continue along this road to the fork in the road, take the left-hand fork which is one way. At the junction turn left towards Sandhurst. After the entrance to Tongs Wood Estate on the left, this property is on the right after the bus stop and opposite a public footpath.



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