



'Our Focus Determines Your Reality'



Tongs Wood Drive
Hawkhurst
Kent
TN18 5DS



Entrance Hall * Sitting Room * Kitchen/Dining/Family Room
Conservatory * Study * Utility Room * Boot Room * Cloakroom

Principal Bedroom Suite * Three Further Double Bedrooms
Family Bath/Shower Room * Family Shower Room

Grounds approx. 1 Acre * Swimming Pool
Greenhouse * Double Garage * Off Road Parking



STRIKING DETACHED FAMILY HOME

Built on part of the original Tongs Wood Estate, this striking family home sits well within its own grounds and is approached via a gated driveway. The property has undergone extensive renovation and remodelling to provide spacious well-proportioned rooms sitting in grounds of approximately one acre on the outskirts of the popular village of Hawkhurst.

On the ground floor, the light filled accommodation consists of an entrance hall with a wrought iron arched window as a feature, a triple aspect sitting room with doors to the terrace and a log burning stove, a stunning kitchen/dining/family room with tri-fold doors and windows, a log burning stove and a pantry, a conservatory, boot room with door to outside, utility room and study with doors to the garden.

The vaulted principal bedroom suite, on the first floor, comprises a double bedroom with two floor to ceiling windows, a dressing room and a bath/shower room; also on the first floor there are three double bedrooms, a family bath/shower room and a shower room.

Outside the garden is laid to lawn bordered with mature trees, flower and shrub beds and an elevated terrace housing an above ground swimming pool. The sweeping drive leads to the double garage and greenhouse and provides ample off-road parking.



HAWKHURST

Hawkhurst offers a selection of good 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.

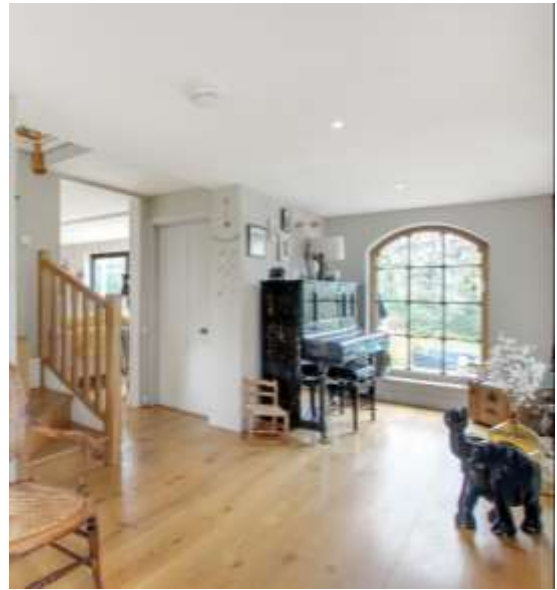
More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

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.

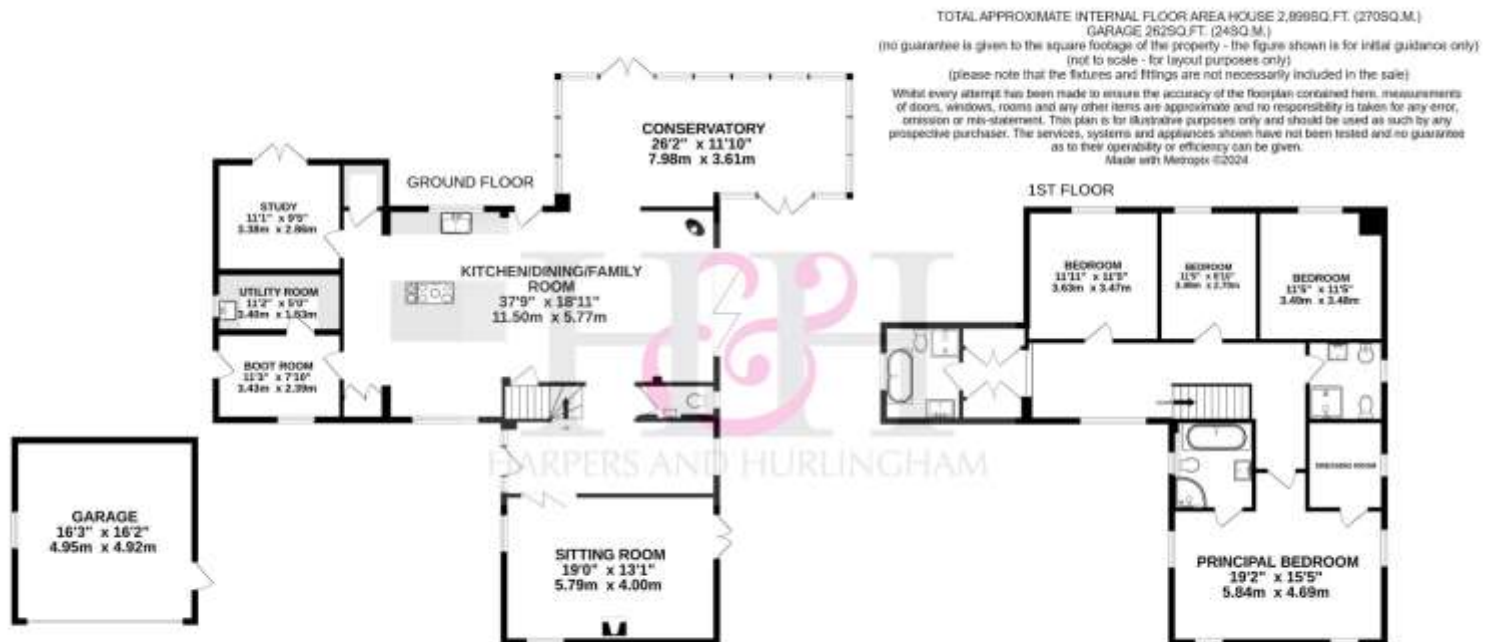












SERVICES

All mains utilities connected. Gas fired central heating. Gas fired underfloor heating in kitchen/dining/family room, electric underfloor heating in conservatory.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: C – full details available on request

Covenants are applicable to this property, 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.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com