



'Our Focus Determines Your Reality'



The Moor  
Hawkhurst  
Kent  
TN18 4NS



Entrance Hall \* Sitting Room \* Kitchen/Breakfast Room  
Utility/Cloakroom \* Boot Room

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Principal Bedroom Ensuite \* Three Further Bedrooms  
Family Shower Room

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Off Road Parking \* Charming Secluded Garden



## ATTRACTIVE DETACHED FAMILY HOME

This delightful attached Victorian cottage has recently been extended and offers immaculately presented family accommodation throughout whilst retaining much of the period character.

The ground floor consists of an entrance hall leading to a double aspect sitting room with period fireplace and log burning stove, a double aspect kitchen/breakfast room with play area and door to the garden, a boot room and utility/cloakroom.

On the first floor there is a double aspect principal bedroom with feature window settings, ensuite bathroom and built-in storage, two further double bedrooms, an additional bedroom and a family shower room.

Outside a drive provides ample off-road parking and adjoins the garden to the front which is laid to lawn with mature shrubs beds and hedging. The partially walled garden to the rear enjoys a sculpted lawn bordered with mature flower and shrub beds, hedging and a sheltered paved terrace ideal for enjoying this charming, secluded haven.



## HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two local Supermarkets 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 vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

More extensive facilities are available in Tunbridge Wells.

## SCHOOLS AND CONNECTIONS

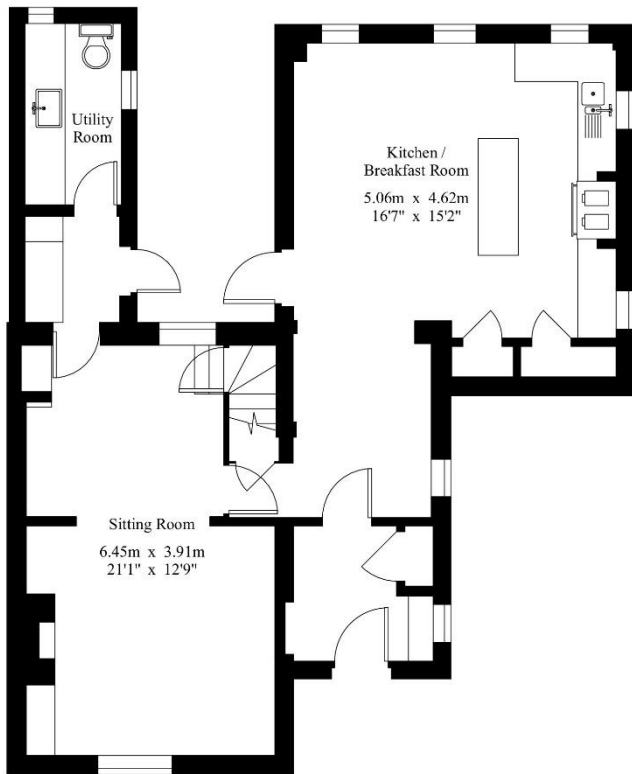
Hawkhurst is situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound.

Mainline Stations are available at both Staplehurst with services to London Bridge, Charing Cross and Cannon Street, and Etchingham with services through Tunbridge Wells to London.

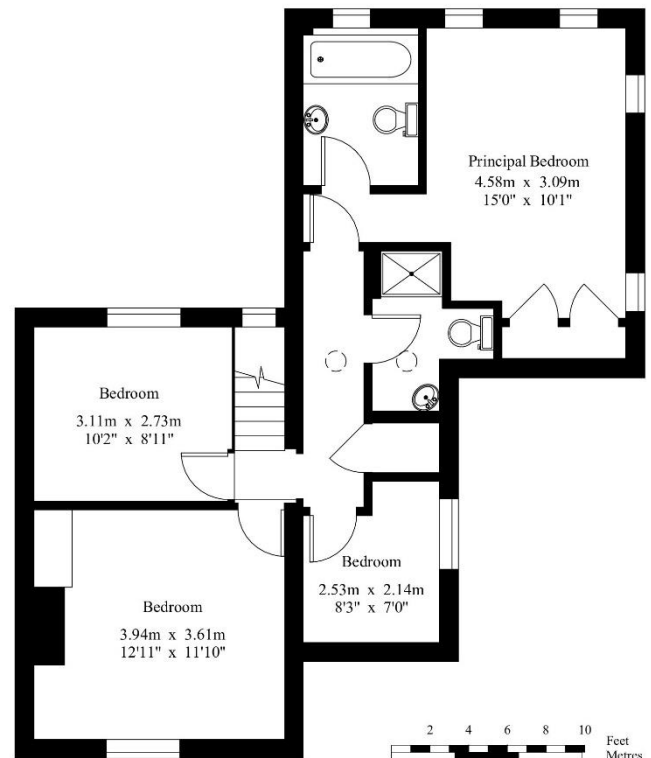


## 6 Lillesden Cottages

Gross Internal Area : 133.6 sq.m (1,438 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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## SERVICES

Mains electricity, water, gas and drainage. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: D

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

