



‘Our Focus Determines Your Reality’



# 3 RISDEN CLOCK HOUSE

Rye Road  
Hawkhurst  
Kent  
TN18 5DP



Entrance Hall \* Sitting/Dining Room \* Fitted Kitchen  
Cloakroom

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Principal Bedroom \* Two Further Double Bedrooms  
Family Bathroom

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Attractive Garden \* Summerhouse \* Garden Store  
Double Garage \* Off Road Parking





## CHARMING GRADE II LISTED FAMILY HOME

Once the stables to the Risden Estate and believed to date from the 18th century and converted in 1970, this elegant Grade II Listed mid-terrace home is one of four. Immaculately presented throughout and exhibiting many character features including high ceilings, decorative ceiling coving and a decorative fireplace, with an attractive enclosed garden and Summerhouse on the outskirts of the village of Hawkhurst.

The accommodation consists of an entrance hall, a double aspect sitting/dining room with multi-pane bay window, doors to the garden and a fireplace, a double aspect fitted kitchen with a door to the garden and a cloakroom on the ground floor.

On the first floor, there is a principal bedroom with built-in storage, two further double bedrooms and a family bathroom.

Outside a drive leads to the parking where each property enjoys nominated parking and to the garage block where a double garage forms part of the property. The attractive enclosed garden is laid predominantly to lawn bordered with well-established flower and shrub beds, a delightful, paved terrace with steps up to the lawn and a Summerhouse with terrace. There is a brick built garden store adjoining the property.



## 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

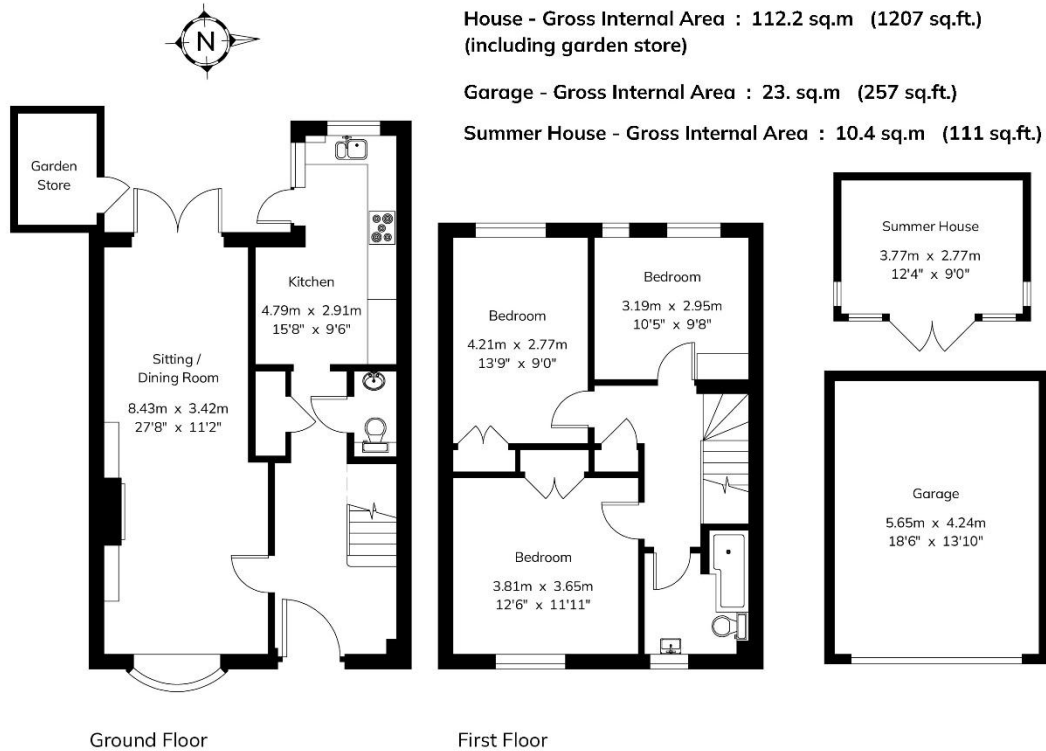
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans, and Dulwich School in the area.

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.





### 3 Risden Clock House



### SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: n/a

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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