



'Our Focus Determines Your Reality'



Queens Road
Hawkhurst
Kent
TN18 4HQ



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

Principal Bedroom Suite *
Three Further Double Bedrooms, One Ensuite
Family Bathroom

Enclosed Garden * Off Road Parking for Two Cars



ATTRACTIVE, DETACHED, NEW BUILD HOME

Completed in 2024, this attractive detached family home has been designed and built with today's busy lifestyles in mind. Full of natural light, the spacious accommodation has been completed to a high standard and is provided with a 10-year structural build warranty.

The ground floor consists of an entrance hall with a number of storage cupboards, a sitting room, a study, a striking, open-plan kitchen/family/dining room with double doors to the terrace, a utility room with door to outside, and a cloakroom.

The landing on the first floor leads to the principal bedroom suite comprising a double bedroom, ensuite shower room and dressing room, there are three further double bedrooms, one with an ensuite shower room, and a family bath/shower room.

Occupying a tucked away position within walking distance of the high street in Hawkhurst, the property benefits from a garden enclosed by close slat wooden fencing. A blank canvass the garden is laid to lawn with an elevated terrace and a further area of paved terrace. Outside there is off-road parking for two cars.



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

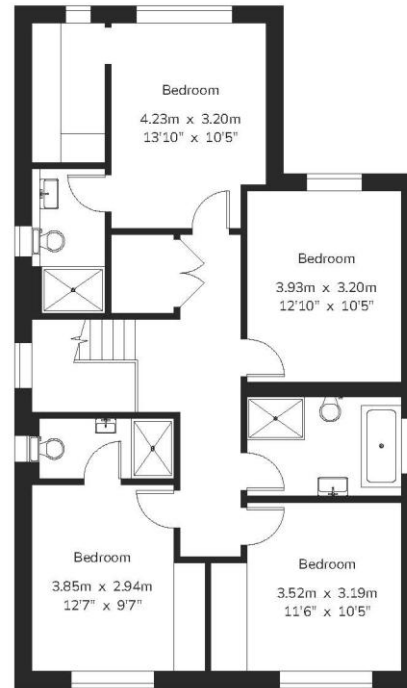
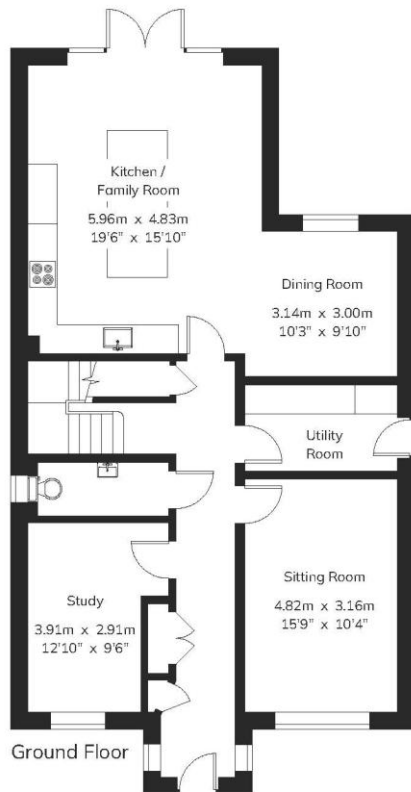
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans, and Dulwich School in the area.

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.

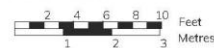


Melsetter

Gross Internal Area : 188.3 sq.m (2,026 sq.ft.)



First Floor



For Identification Purposes Only.
© 2025 Trueplan (UK) Limited 01892 614 881



SERVICES

Mains electricity, water and drainage. Air source heat pump, radiators and underfloor heating. Fibre broadband connected to the property.

Tunbridge Wells Borough Council - Council Tax Band tbc

EPC Rating: B

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

