



'Our Focus Determines Your Reality'



Horns Road
Hawkhurst
Kent
TN18 4QT



Entrance Hall * Sitting Room * Kitchen/Breakfast Room with Larder
Utility Room * Cloakroom

Principal Bedroom * Two Further Interconnecting Bedrooms
Family Bathroom

Grounds of Approximately 2 Acres * Various Outbuildings
Garage * Off Road Parking * Secondary Access



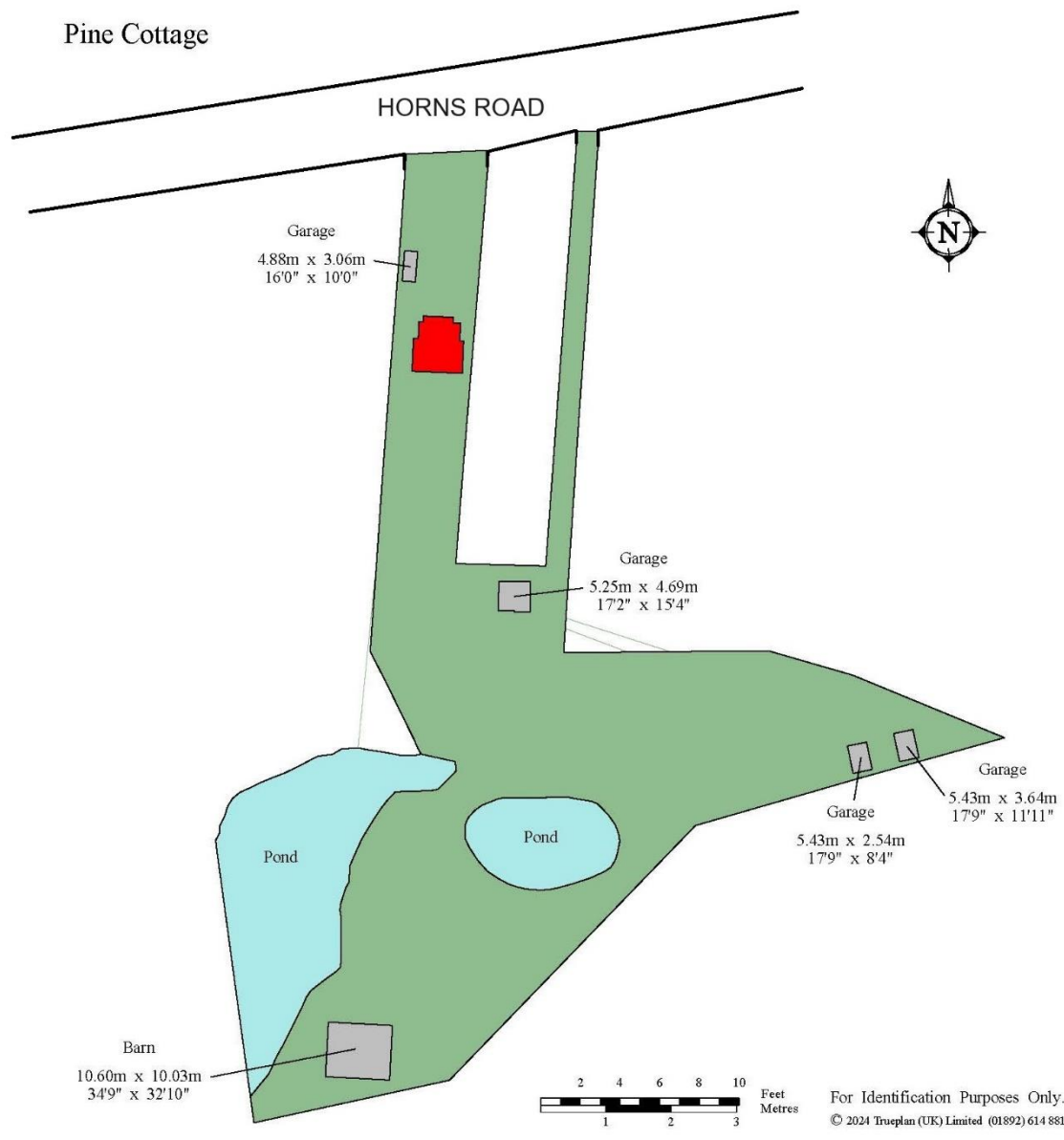
DETACHED FAMILY HOME WITH POTENTIAL

Believed to date from the 1930's, this detached family home is in need of complete modernisation and offers, subject to the necessary permissions, an opportunity to develop the grounds of approximately 2 acres.

The accommodation consists of an entrance hall, a double aspect sitting room with fireplace, double aspect kitchen/breakfast room with larder and door to the garden, utility room and cloakroom on the ground floor.

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

The garden to the front is laid to lawn bordered with close slat wooden fencing and hedging, and mature trees, a drive leads to a detached garage and the house and provides ample off-road parking. A paved terrace wraps around the property and adjoins the lawn to the rear which in turn opens into the remainder of the grounds with hedging and a variety of trees. There are two ponds and a variety of outbuildings including an Atcost style barn and three further garage buildings. There is separate road access leading to the grounds behind the property.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two 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 Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

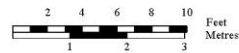
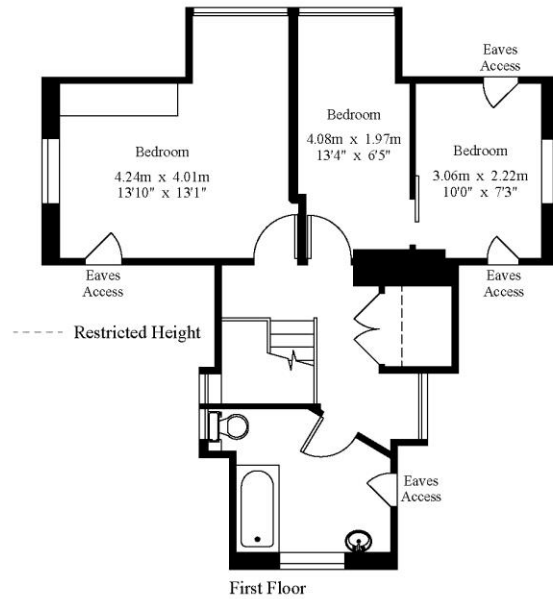
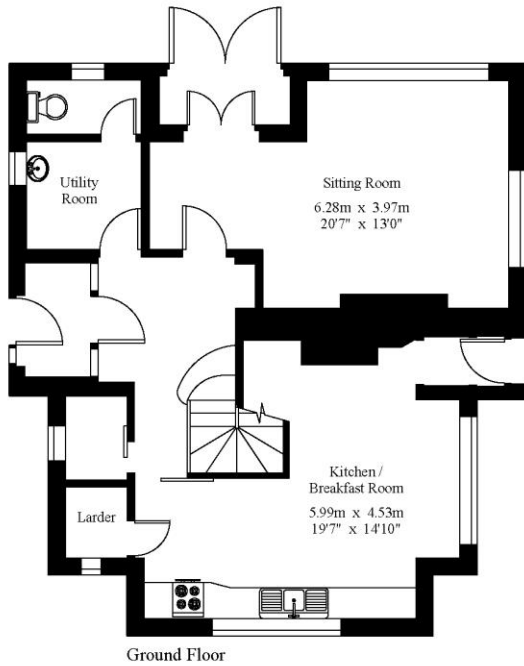
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School in the area.

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.



Pine Cottage

Gross Internal Area : 118.7 sq.m (1,277 sq.ft.)



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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: E

Covenants apply to this property - full details available on request.

The Wealden Advertiser has right of access over the second entrance to Pine Cottage to access the rear of their premises only.

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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