



**ACORN WAY, HURST GREEN**

**ETCHINGHAM - GUIDE PRICE £500,000 - £515,000**

**5 Acorn Way, Hurst Green, Etchingam TN19 7QG**

**Entrance Hall - Downstairs Cloakroom - Kitchen - Utility Room - Sitting Room - Dining Room - Conservatory - Master Bedroom With En-Suite Shower Room - Three Further Bedrooms - Bathroom - Front & Rear Gardens - Single Garage & Driveway**

GUIDE PRICE £500,000 - £515,000 A well appointed and recently decorated, spacious four bedroom detached house situated in a quiet cul-de-sac within walking distance of Hurst Green village centre with local shops, Farm Shop, Pub-Restaurant/Takeaway, Cafe, Primary School and Etchingam railway station with services to London approximately 2 minutes drive away. Other local amenities include a nearby garden centre, children's nursery, park with children's play area, countryside walks and supermarkets in Hawkhurst approximately a 10 minute drive away. The accommodation features a sitting room, conservatory, kitchen, utility room, dining room, main bathroom plus en-suite shower room. Front & rear gardens. Driveway & single garage.

**ENTRANCE HALL:**

Understairs cupboard. Warm air heating vent. Engineered oak flooring.

**CLOAKROOM:**

Obscured double glazed window. WC. Wash basin. Part tiled walls. Engineered oak flooring. Inset spotlights. Warm air heating vent.

**KITCHEN:**

Double glazed window to rear. Modern kitchen installed in 2018 with matching wall and base cupboards with wooden worktops. Integrated dishwasher. AEG induction hob, Zanussi oven with extractor fan over. Space for fridge/freezer. Tiled flooring. Obscured glazed door to side of property. Inset spotlights. Warm air heating vent.

**UTILITY ROOM:**

Obscured double glazed window. Wooden worktops. Butler sink with mixer tap over and cupboard below. Space for washing machine. Tiled flooring. Inset spotlights. Warm air heating vent.

**SITTING ROOM:**

Double glazed window to front. Engineered oak flooring. Warm air heating vent. French doors to garden.



**DINING ROOM:**

Engineered oak flooring. Warm air heating vent. Sliding door opening to:

**CONSERVATORY:**

Partially double glazed with dwarf wall and door to patio. Ceiling lights with fan. Tiled flooring.

**FIRST FLOOR LANDING:**

Double glazed window to front. Airing cupboard housing gas fired boiler. Warm air heating vent. Access to loft space.

**MASTER BEDROOM:**

Double glazed window to rear. Built in double wardrobe with sliding doors. Warm air heating vent. Door to:

**EN-SUITE SHOWER ROOM:**

Obscured double glazed window. Walk in shower with drencher head. Wash basin with cupboard over. WC. Fully tiled walls. Wood flooring. Heated towel rail. Inset spotlights.

**BEDROOM:**

Double glazed window to rear. Warm air heating vent.

**BEDROOM:**

Double glazed window to front. Warm air heating vent.

**BEDROOM:**

Double glazed window to rear. Warm air heating vent.

**BATHROOM:**

Obscured double glazed window. Modern bathroom with wash basin. WC with concealed cistern. Bath with shower with drencher head over. Fully tiled walls. Wood flooring. Heated towel rail. Inset spotlights. Extractor fan.

**OUTSIDE:**

To the FRONT is laid to lawn with established shrubs and pathway leading to the front door. A good size driveway provides off road parking leading to a SINGLE GARAGE with up-and-over door, power, light and personal door to rear garden. Gated access to the rear garden. The SIDE & REAR gardens are mainly laid to lawn with well established trees and shrubs plus paved patio areas. Garden shed.



## SITUATION:

The property is situated within the popular Sussex village of Hurst Green giving excellent accessibility to the A21. Main line rail service to London can be found a short distance in the village of Etchingham providing a service of trains to the city in just over the hour. The village provides general facilities for day-to-day needs including easy access to woodland walks from within the close and Bedgebury Forest only a 10 minute drive away. Hawkhurst is only 3 miles away providing 2 large supermarkets and the larger thriving market town of Heathfield being only approximately 15 minutes drive. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the coastal town of Hastings 14 miles to the south.

**VIEWING:** By telephone appointment to Wood & Pilcher on 01435 862211.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

## ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage.

Heating - Gas-fired

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



27 High Street, Heathfield,  
East Sussex, TN21 8JR  
**Tel: 01435 862211**

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON  
OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

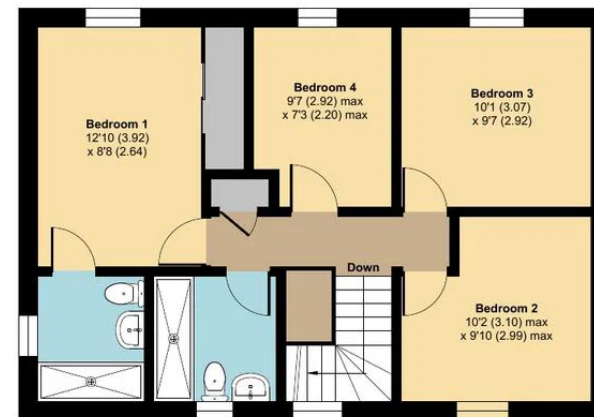
## Hurst Green, Etchingham, TN19

Approximate Area = 1256 sq ft / 116.6 sq m

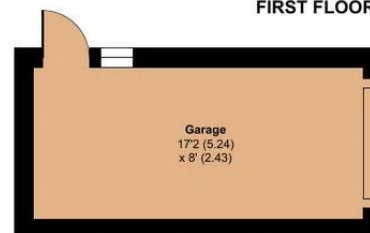
Garage = 136 sq ft / 12.6 sq m

Total = 1392 sq ft / 129.2 sq m

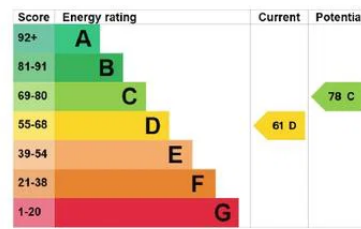
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom2026. Produced for Wood & Pilcher. REF: 1502834

