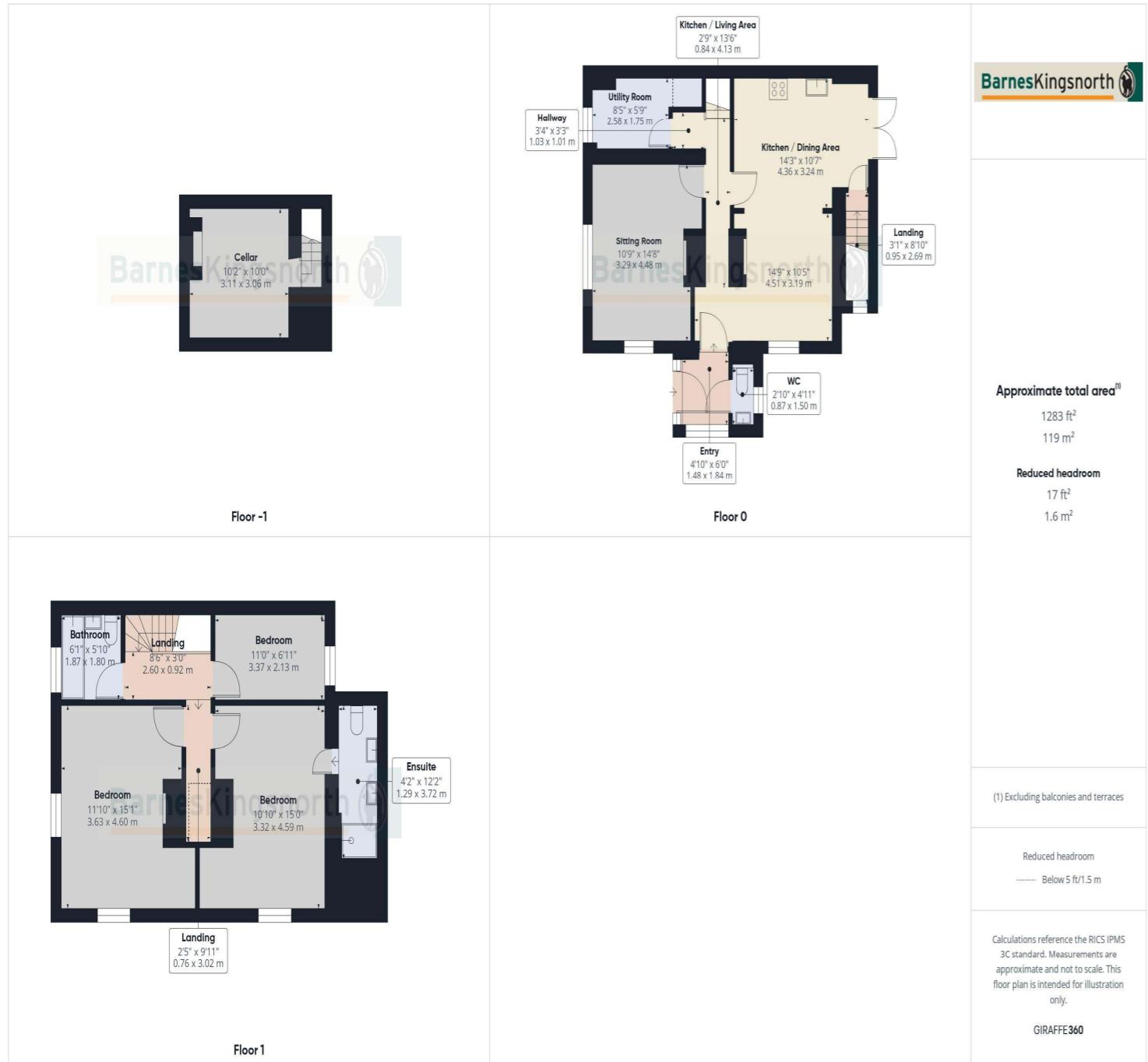


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



BarnesKingsnorth



Approximate total area⁽¹⁾

1283 ft²
119 m²

Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Highgate Hill, Hawkhurst, Cranbrook, Kent, TN18 4LE

£525,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



2



3



2

THE PROPERTY

Tucked away up a private drive, just a short stroll from Hawkhurst High Street, with village amenities on your doorstep, this wonderful three-bedroom period home has recently been completely refurbished throughout to create a light and bright modern home. Welcomed into the porch, with door to the downstairs WC, you enter into the inner hallway of the home. With oak effect flooring flowing throughout, the space opens into the well appointed kitchen / dining room, with plenty of room for a family table. The kitchen, featuring white shaker style cabinets and light wood effect worktops provides a wide range of units with plenty of storage space, plus the handy breakfast bar is the perfect place to sit and enjoy views out over the garden through the bifold doors. Brand new integrated appliances, including fridge freezer, dishwasher, electric hob and oven, are great for any budding chef. Door from the kitchen leads down to the cellar, a blank canvas for you to use as desired, it would be perfect for an office or storage. The sitting room is light and bright thanks to the double aspect windows and the feature fireplace is the focal point of the room. Completely the picture to the ground floor is the handy utility room, with space for washer / dryer. Stairs lead to the first floor, where you find three bedrooms. The master is a great size, and benefits from an en-suite bathroom along with his and hers sinks, walk in shower and WC, there is also plenty of storage! The second bedroom is also a great size, and with double aspect windows. it feels spacious and bright. The third bedroom is a small single, but would be perfect as a dressing room, office space or even a nursery! Finishing up is the family bathroom, with bath, hand-held shower, WC and sink.

OUTSIDE

To the front, the property is approached by a private driveway which is used by three properties, and has parking for two cars. To the rear of the home is lovely garden, laid mainly to lawn, there are also some raised planters, plus a patio for enjoying the summer weather!



THE LOCAL AREA

The property is located in a popular road, close to the centre of the village and is within the Cranbrook School Catchment area. Hawkhurst has a variety of shops including a chemist, post office, Tesco, Waitrose, Kino cinema, several public houses and eateries and much more. There are preparatory schools within the village as well as a primary school. The neighbouring town of Cranbrook is approximately 3.8 miles distant where there are more comprehensive shopping facilities and a sports centre. By road the A21 is close by giving access to the M25 and all the major motorway networks and the stations at Etchingham and Staplehurst (approximately 5.3 and 9.5 miles) provide regular trains to London and the coast.

ROUTE TO VIEW

From our office in the High Street, turn left and continue along the High Street which then becomes Hastings Road, then merge onto the A21. Continue on the A21 for approximately 6 miles and at the Flimwell crossroads, turn left onto Hawkhurst Road. Follow the road for about 2 miles and then at the next crossroads, turn right onto Highgate Hill, left onto Mercers where you will find the private drive immediately on your left.

AGENT'S NOTE The boiler is located in the utility room.

In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: E

Ref: P1018/52029051/V2/LE

