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6 MERCERS

HAWKHURST | KENT | TN18 4LH

A detached, well proportioned bungalow, providing three bedroom accommodation, including a sitting/dining room and fitted kitchen/breakfast room, complemented by a south facing, landscaped, courtyard style garden including a timber summerhouse and greenhouse/potting shed, second greenhouse, a lawned front garden with block paved parking alongside and a single garage, all occupying a central village location within convenient access to a comprehensive range of high street amenities. Cranbrook School Catchment area.

Guide Price £495,000

FREEHOLD





6 MERCERS HAWKHURST, KENT, TN18 4LH

6 Mercers is a detached bungalow, built 1968, presenting brick elevations, set with UPVC double glazed windows beneath a pitched tiled roof with replacement UPVC barge boards and soffits.

The well proportioned accommodation is neatly presented, having been updated in parts offering further scope, if so desired. Features include the south facing sitting/dining room with stone fireplace housing a coal effect gas fire, enjoying a pleasant aspect to rear overlooking the garden. The kitchen/breakfast room is comprehensively fitted by local firm Martins of Hawkhurst, including base and eye level units, glazed fronted display cabinets, granite worktops and integral appliances including Neff electric oven and grill, De Dietrich gas hob, Miele dishwasher and fridge. A South facing aspect is also enjoyed across the garden. A door leads to an integral passageway with doors both to the front and rear gardens. Access to a cloaks/utility room with white close coupled wc, wash hand basin, space and plumbing for a washing machine and space above for a tumble drier. From the hallway, doors lead off to three bedrooms incorporating two double rooms both with an aspect to front. The third bedroom has been fitted out as an office including desktops storage cupboards, book and display shelving by Hammonds. The shower room is fitted with a white suite by Bathroom Solutions in 2018, including tiled vanity unit with inset wash hand basin, integral wc and walk-in shower with integrated shower over, tiled floor and part tiled surround.

Outside, to front a block paved drive provides parking for approximately two vehicles together with a single garage, fitted with electric up and over door, power and light. The front garden is laid neatly to lawn with pretty Magnolia tree. The rear, south facing garden is a particular feature, lovingly and cared for and developed overtime by the sellers with the middle section part landscaped by Kibblewhites Gardens of Sandhurst, laid to a mixture of paved pathways with bespoke wrought iron handrails by Swan Forge, paved seating areas and well-stocked herbaceous beds and borders, rose beds, arbour and pergola. Within the garden are shaped ornamental trees and shrubs, a raised bed kitchen garden area with timber and glazed potting shed/greenhouse by Woodpecker Joinery and a timber summerhouse. The whole is enclosed by wooden panel fencing.



- **Detached bungalow within this much favoured cul-de-sac**
- **Sitting/dining room with stone fireplace**
- **Fitted kitchen/breakfast room by Martins of Hawkhurst with integral appliances**
- **Cloaks/utility room**

- **Three bedrooms and boarded out loft space with window**
- **Block paved drive and single garage**
- **Front and rear, south facing, landscaped, well stocked garden, potting shed and summerhouse**
- **Convenient location for accessing the amenities available on the High Street and Colonnade**

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: eyebrows,crunching,pack

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** D (63)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

6 Mercers, Hawkhurst, Cranbrook, TN18 4LH

Approximate Area = 1255 sq ft / 116.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Lambert and Foster Ltd. REF: 1371733

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