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Vendor's own picture

Conghurst Lane
Hawkhurst
Kent
TN18 5EA



Sitting Room * Study * Kitchen/Dining Room * Utility Room
Ground Floor Bedroom with Ensuite

Two Further Double Bedrooms * Family Bathroom

Garden and Grounds approx. 0.25 Acres * Detached Outbuilding
Gated Off Road Parking



STRIKING GRADE II LISTED COTTAGE

This striking Grade II Listed cottage dates from the 1750s and has recently undergone a top to toe renovation including a stunning kitchen extension to provide an immaculately presented home retaining the original character and features whilst providing the convenience of modern living.

The accommodation consists of an entrance lobby leading into the sitting room with exposed beams, oak flooring and feature fireplace with log burning stove, a study, stunning light filled vaulted kitchen/dining room with bi-fold doors to the terrace, a utility room and a ground floor bedroom with ensuite Jack 'n' Jill shower room.

On the first floor there are two double bedrooms each with exposed beams, oak flooring and in one room a fireplace. There is also a family bathroom. Both the bathroom and the shower room have underfloor heating.

The cottage sits in grounds of approximately 0.25 acres with gated off-road parking for several cars. There is a detached outbuilding which is used as a workshop and benefits from electricity, ceramic heating and high-speed broadband. The lawn has a drainage system installed whilst the majority of the flower beds are drip irrigated. The well-stocked garden includes three mature walnut trees and a variety of roses.



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

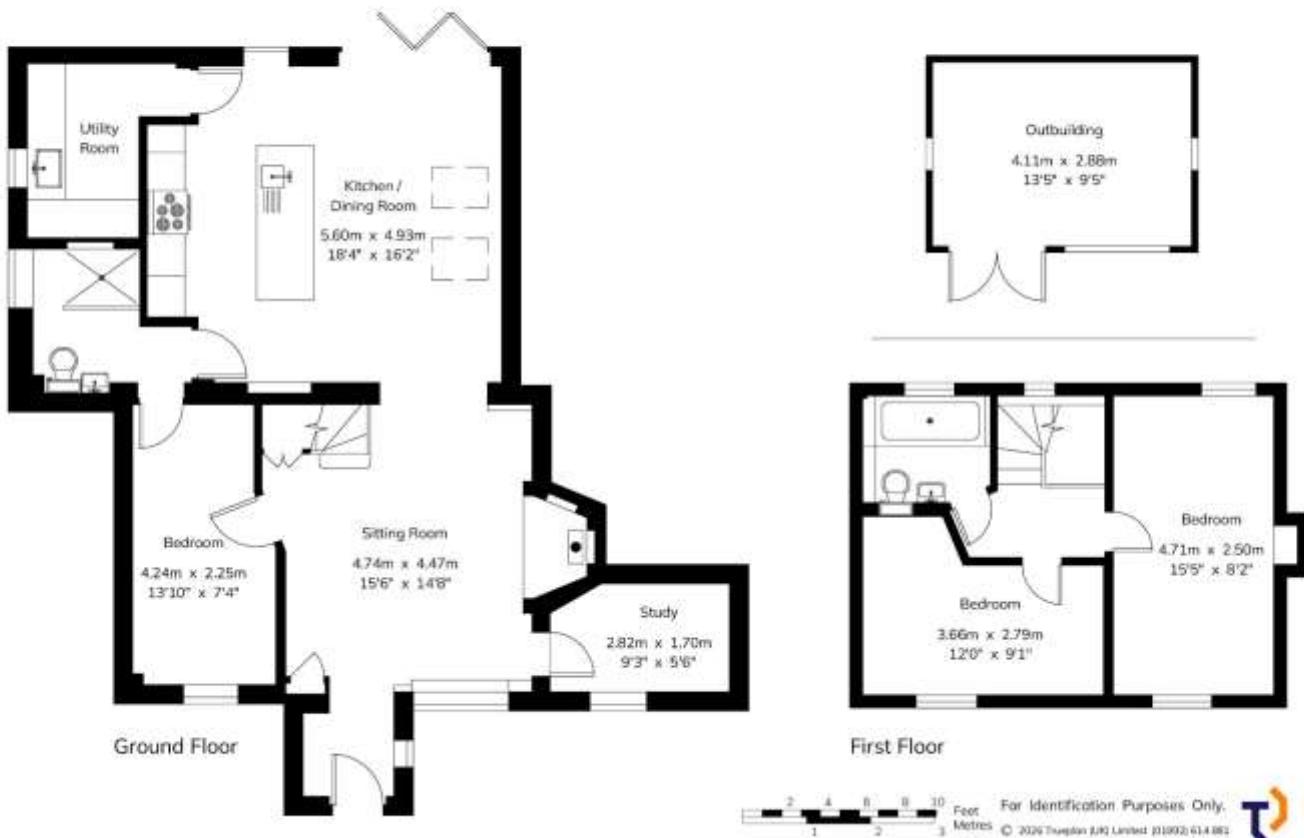
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans, and Dulwich School in the area.

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.



2 Hunter's Cottage

House - Gross Internal Area : 107.5 sq.m (1157 sq.ft.)
 Outbuilding - Gross Internal Area : 11.7 sq.m (125 sq.ft.)



SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: n/a

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

