

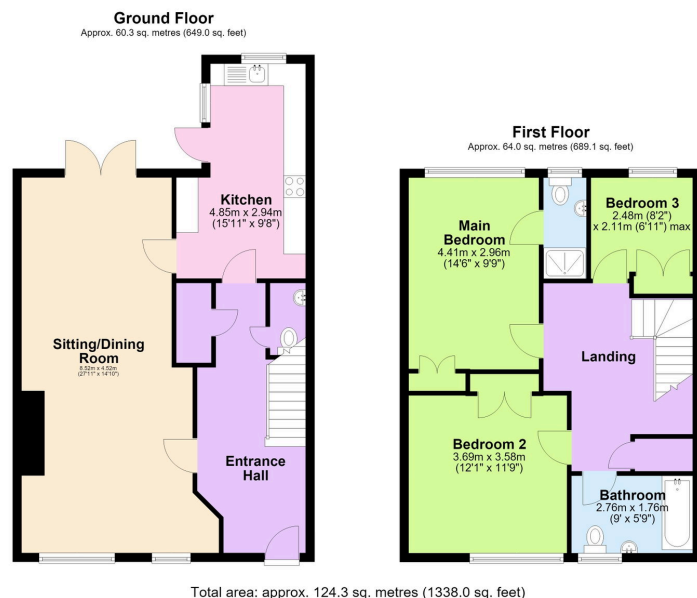


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A beautifully presented Grade II listed three-bedroom home with a stunning west-facing garden, garage and parking, set on the outskirts of the village of Hawkhurst and within the highly regarded Cranbrook School Catchment Area. Brimming with character and period charm, this delightful Grade II listed home offers light-filled, spacious accommodation, maintaining some original features with added modern comforts, the property enjoys a beautifully established west-facing garden, a large garage, allocated parking and visitor spaces. A welcoming entrance hall, enhanced by high ceilings, sets the tone for the elegant accommodation beyond. The impressive sitting room is rich in character, featuring attractive parquet flooring, large multi-paned secondary glazed windows that flood the room with natural light, and an inviting fireplace fitted with a gas wood-effect fire, creating a warm and cosy focal point. The adjoining dining area provides a wonderful space for both everyday living and entertaining. Continuing the parquet flooring and generous ceiling heights, multi-paned double doors open out onto the sunny west-facing garden, connecting indoor and outdoor living. The well-equipped kitchen enjoys delightful views over the garden and direct access outside. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom overlooks the garden and benefits from fitted wardrobes and a stylish en-suite shower room. Bedroom two is a bright and spacious double with attractive painted floorboards, sash windows and inset ceiling lighting, while bedroom three also enjoys garden views and fitted storage. These are served by a well-appointed family bathroom featuring a panelled bath with Mira shower, vanity unit enclosed wash hand basin, WC and characterful painted floorboards. A linen cupboard and airing cupboard provide valuable additional storage. The delightful rear garden is undoubtedly one of the property's standout features. Enjoying a sunny west-facing aspect and enclosed by mature hedging for privacy, it offers a peaceful retreat with a generous patio beneath a charming vine-covered pergola, ideal for al fresco dining and entertaining. The lawn is bordered by a colourful array of established shrubs and flowering plants, while a further seating area at the end of the garden provides the perfect place to relax and enjoy the evening sun.





- A CHARMING THREE BEDROOM GRADE II LISTED HOUSE
- LIGHT AND SPACIOUS ACCOMMODATION
- GARAGE & ALLOCATED PARKING
- EPC RATING N/A
- AN ESTABLISHED SUNNY WEST FACING GARDEN & PATIO
- FAMILY BATHROOM & ENSUITE SHOWER
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND E

