



'Our Focus Determines Your Reality'



Theobalds  
Hawkhurst  
Kent  
TN18 4AJ



Entrance Hall \* Sitting Room \* Study  
Kitchen/Dining Room \* Breakfast Room  
Utility Room \* Ground Floor Shower Room \* Workshop

---

Principal Bedroom Ensuite \* Two Further Double Bedrooms  
Family Bathroom \* Spacious Galleried Landing

---

Grounds just under 1 Acre \* Lake  
Double Integral Garage



## STRIKING DETACHED FAMILY HOME WITH VIEWS ACROSS LAKE

This striking detached family home underwent complete modernisation and remodelling during 2013/14s. Sitting at the far end of a no through road in the village of Hawkhurst, within easy walking distance of the local amenities, the property is set in just under an acre and enjoys far reaching views beyond its own garden and shared lake.

The accommodation consists of a galleried entrance hall, a sitting room with sliding doors opening onto the terrace and views across the lake; a double aspect kitchen/dining room with seating area and doors again opening to the terrace, a breakfast room, utility room with door to outside, a study and a shower room on the ground floor. There is access from the house into the workshop and the integral double garage.

On the first floor the galleried landing leads to the double aspect principal bedroom with views across the lake, and ensuite shower room, two further double bedrooms and a family bathroom.

Outside there is ample parking on the driveway leading to the integral double garage. Sitting in just under an acre the grounds comprise lawn, mature well-stocked flower and shrub beds, a greenhouse, raised vegetable bed, woodland boundary, elevated terrace with glass balustrade and views over the shared lake.





## HAWKHURST

Hawkhurst offers a good selection of shops including Waitrose and Tesco supermarkets, a chemist, florist, butcher, baker and gift shops. Other local facilities include a Kino cinema, two doctors' surgeries, opticians, dentists, vets and hairdressers. There are restaurants and country pubs as well as sports clubs including squash, tennis, badminton and golf.

More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are also a number of other excellent private and state schools nearby, such as St Ronans, Dulwich School, Bethany, Kent College and Benenden School.

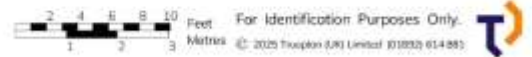
Situated within easy driving distance to the A21 which provides access to the M25 motorway. Mainline stations may be found at Etchingham, approximately 10 minutes' drive away, with services through Tunbridge Wells to London and also at Marden or Staplehurst with services to London Bridge, Charing Cross and Cannon Street.











## SERVICES

All mains utilities connected. Gas fired central heating. Fibre broadband is in the road but not connected to the house.

Tunbridge Wells Borough Council - Council Tax Band F

EPC rating: C

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



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)