



‘Our Focus Determines Your Reality’



High Street
Hawkhurst
Kent
TN18 4JS



Entrance Hall * Sitting Room * Dining Room * Kitchen * Pantry
Cloakroom

Principal Bedroom * Two Further Double Bedrooms
Family Bath/Shower Room * Separate W.C.

Garden and Grounds just over 1 Acre * Garage/Store * Studio
Off Road Parking



STRIKING DETACHED PERIOD HOME

This striking detached home has been in the same family dating back to circa 1960 and is now in need of some updating. Located on the outskirts of Hawkhurst, the property sits in just over an acre of garden and grounds, partially bordered by a Grade II Listed wall. Inside there are features including parquet flooring, exposed beams and fireplace.

The accommodation consists of an entrance hall, double aspect sitting room with fireplace and exposed beams, dining room with parquet flooring and exposed beams, kitchen with door to outside, pantry and cloakroom on ground floor.

On the first floor there is a double aspect principal bedroom with exposed beams, two further double bedrooms and a family bath/shower room with separate w.c.

Outside, gates set in a mature hedge open onto the driveway which leads to the garage and provides additional off-road parking. A gate opens to the formal garden to the rear which is bordered by a stunning Grade II Listed Victorian wall, and is laid to lawn, interspersed with established flower and shrub beds, heritage apple and pear trees, a grape vine, plum trees as well as box hedging, in addition there is also a sunken garden and an area of orchard also offering a selection of heritage apple and pear trees. A welcome addition to the garden is a detached studio with electricity connected, ideal for creating a home office.



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.

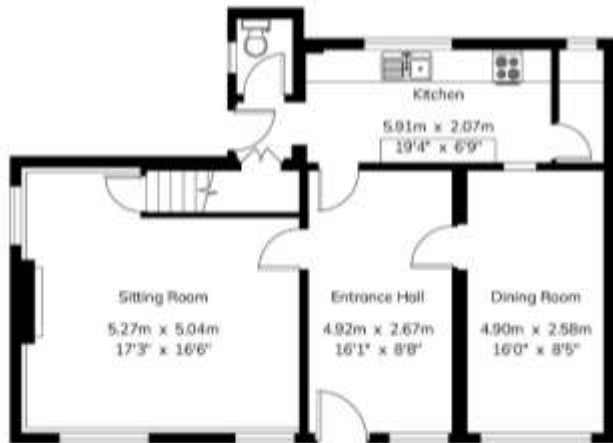


Old Court Cottage

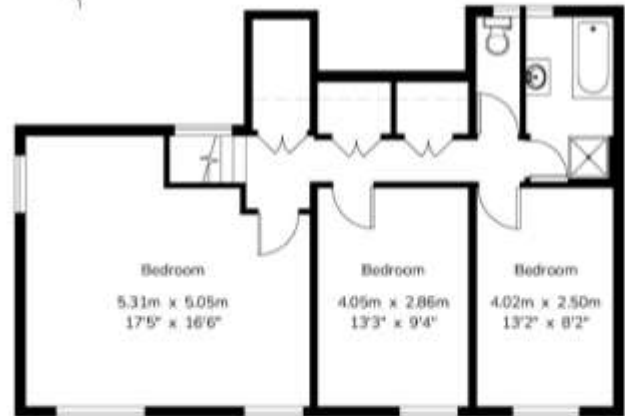
House - Gross Internal Area : 136.9 sq.m (1473 sq.ft.)

Studio - Gross Internal Area : 14.4 sq.m (155 sq.ft.)

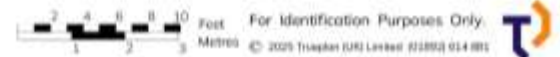
Garage - Gross Internal Area : 19.1 sq.m (205 sq.ft.)



Ground Floor



First Floor



SERVICES

Mains electricity, gas and water. Gas fired central heating. Private drainage possibly cess pit.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: D

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

