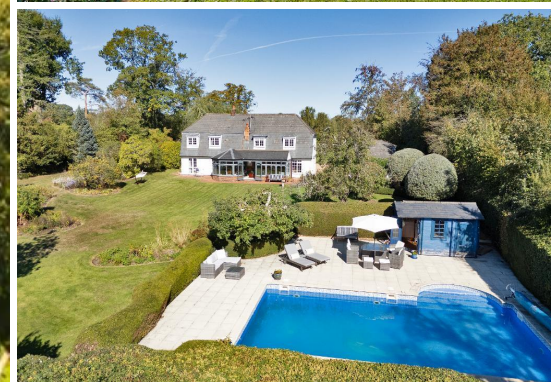




- Striking Detached Family Home with Views
- Principal Bedroom, Ensuite
- Entrance Hall, Cloakroom
- Three Further Bedrooms, One Ensuite
- Sitting Room, Garden Room
- Family Bathroom
- Kitchen/Breakfast Room
- Grounds Approx. 1 Acre, Swimming Pool

Description

HAWKHURST - CRANBROOK SCHOOL CATCHMENT

An immaculately presented family home located on the outskirts of the village of Hawkhurst. This deceptively spacious property sits in the middle of its own grounds of approximately one acre and enjoys far reaching views over the adjoining countryside.

The accommodation consists of an entrance hall, a triple aspect sitting room with a fireplace and doors to the garden room/dining room, a kitchen/breakfast room and a cloakroom on the ground floor. The first floor consists of a principal bedroom with ensuite bathroom, three further double bedrooms, one with ensuite shower room, and a family bathroom.

Outside electric gates open onto a sweeping gravel drive which leads to the house, a generous parking area and a detached double garage, currently used as a gym, utility room and a shower room with WC. The delightful swimming pool and pool house are surrounded by a paved terrace. The enclosed south facing garden is laid predominantly to lawn interspersed with mature trees and shrub and flower beds. A brick terrace is ideal for enjoying the far reaching views.



Tunbridge Wells Borough Council - Council Tax
Band G
EPC Rating:

Hawkhurst offers a selection of shops including a Chemist, Butcher, Florist, Bakers, Hairdressers, Post Office, Petrol Station and a Waitrose and Tesco. There is also a Kino Cinema, food takeaways and country dining pubs.

Other local facilities include two doctors practices, a vets, opticians and dentist. Sports clubs are available in the form of Tennis and Golf.

More extensive facilities are available in Tunbridge Wells.

Hawkhurst is situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound.

Mainline Stations area available at both Staplehurst with services to London Bridge, Charing Cross and Cannon Street, and Etchingham with services through Tunbridge Wells to London.

SERVICES:

All mains utilities connected.
Gas fired central heating.

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



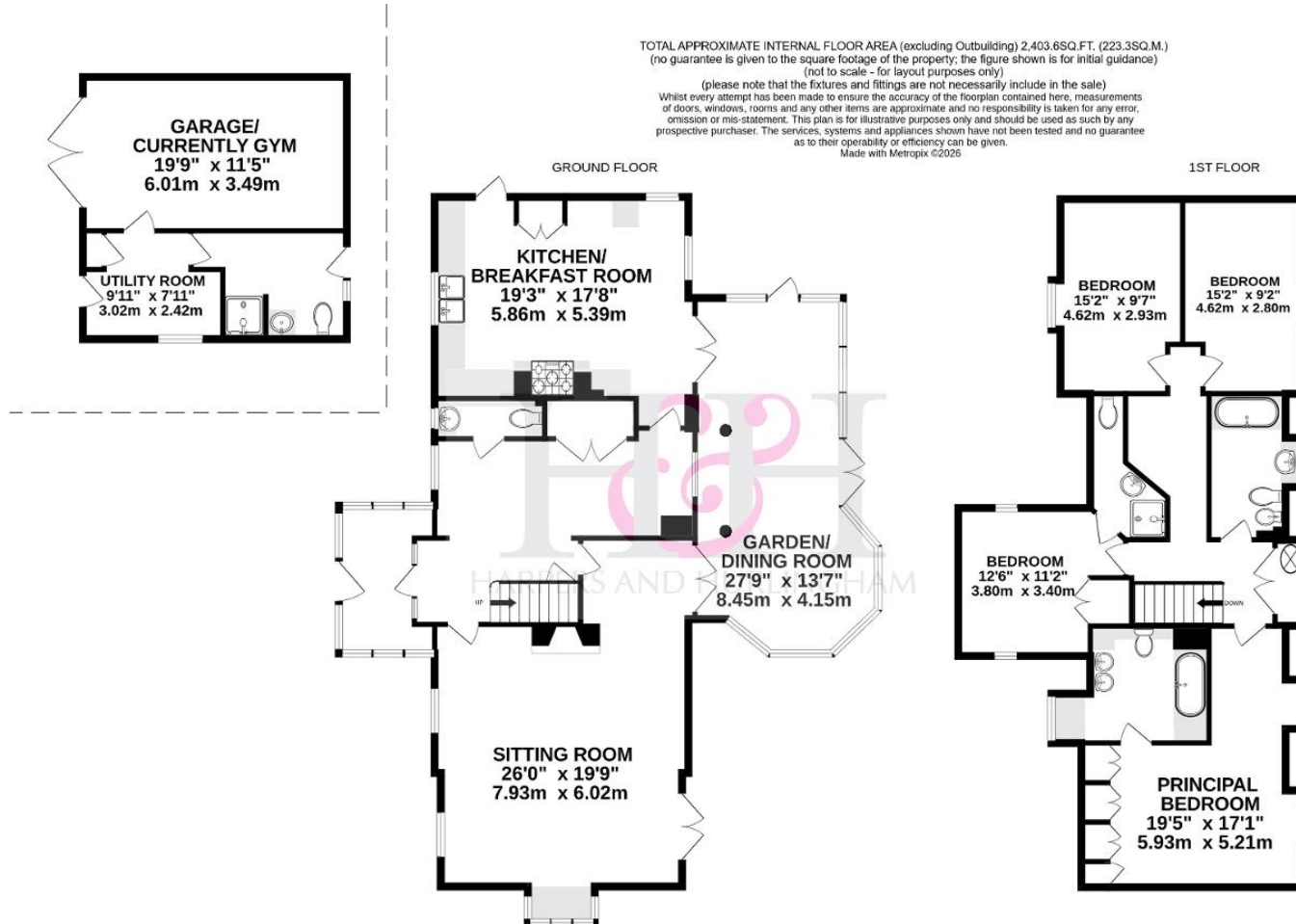






Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



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