

**RUSH
WITT &
WILSON**



**Little Box Grove, Foxhole Lane, Hawkhurst, Kent, TN18 5DT.
£1,100,000 - £1,150,000 Guide Price Freehold**

Guide price £1.1m - £1.15m - An attractive and beautifully presented four-bedroom house with adjoining home office/ancillary accommodation, offering potential as a fifth bedroom, subject to any necessary consents. This country home, complete with double garage, occupies an idyllic and rural lane position in Hawkhurst and is set within mature gardens extending to 0.58 acre (TBV). Situated within the sought-after Cranbrook School catchment area and located in an Area of Outstanding Natural Beauty, Little Box Grove is being offered to the market for the first time in nearly two decades. Occupying an enviable, elevated rural position, it offers seclusion, peace and country walks, yet is only a short distance from the surrounding villages of Hawkhurst, Sandhurst and Benenden. Etchingham mainline station is located just 5.5 miles away, offering a regular service to London Charing Cross/Canon St. A truly lovely character home, offering a wealth of features for the discerning buyer. Internal inspection is highly recommended by Rush Witt & Wilson.



Attractive Front Door

Opening to:

Large Entrance Hallway

7'5 x 7'7 (2.26m x 2.31m)

Composite door with leaded viewing pane and side light windows to the front, travertine tile flooring, radiator, turned carpeted staircase with oak balustrade extending to first floor accommodation, understairs storage cupboard housing the consumer unit and isolator switches, new alarm system with fob and remote operated with Verisure monitoring 24/7 and control unit for the Tesla Powerwall battery which charges on very cheap overnight electricity to supply the home all of the next day with solar top up when available.

Sitting Room

16'1 x 12'0 (4.90m x 3.66m)

Double glazed leaded light window to front aspect, radiator below, further window to side, beautiful feature fireplace with a coal effect gas fire with oak surround, open access into:

Living Room

18' x 10'9 (5.49m x 3.28m)

Split level flooring, French doors and full height side light windows onto the rear terrace, radiator, further window to side, door leading to:

Kitchen/Dining Room

22'5 x 17'6 (6.83m x 5.33m)

Ceramic tiled flooring, fireplace housing a case iron wood burning stove with ceramic wall tiling and feature lighting, space for dining table and chairs, French doors leading into the adjoining conservatory, part glazed external door to the rear, further window to the side, two double radiators, space for American style fridge/freezer. Matching base and wall units with cream shaker style doors with pewter door furniture which sit beneath oak block laminated counter tops, ceramic tiled splashbacks, wall units with feature under lighters, inset one and a half ceramic basin with drainer and tap, fitted Rayburn oven, matching island unit with shaker style doors which incorporates a breakfast bar, laminated counter tops, inset four ring induction hob with stainless steel extractor canopy and light above, integrated Smeg dishwasher. Door leading into:

Utility Room

7'3 x 5'9 (2.21m x 1.75m)

Ceramic tiled flooring, window to the front aspect, radiator, fitted base unit and adjacent towel unit, undercounter space for washing machine and tumble dryer, ceramic tiled splashback, inset ceramic basin with drainer and tap. Door into:

Cloakroom/WC

Obscured window to front, push flush wc, ceramic tiled flooring, pedestal wash basin, radiator, wall mounted mirror.

Conservatory

13'1 x 11'8 (3.99m x 3.56m)

Internal double glazed French doors, quarry tiled flooring, French doors leading onto the rear terrace with further windows and high level openers, insulated roof with twin velux windows, recessed downlights and ceiling fan, double radiator.

First Floor

Landing

Access panel to loft, window to the front aspect enjoying elevated views to the front and far reaching views over the Valley, large airing cupboard with slatted shelving housing the hot water tank and twin pumps for showers, pendant lighting.

Family Bathroom

11'3 x 5'2 (3.43m x 1.57m)

Ceramic tiled flooring with underfloor heating, leaded light double glazed window to front, radiator below, push flush wc, double ended shower/bath suite with shower over and bi-folding shower screen, large rainfall head and concealed mixer taps and traditional bath fittings, vanity unit with oak doors, inset basin with cupboards below, ceramic wall tiling, extractor and downlights.

Master Bedroom

11'1 x 12'6 (3.38m x 3.81m)

Triple aspect room with two windows to the rear aspect, further window to side, radiator, air conditioning unit, open access into a dressing area with built-in wardrobes via louvred doors with hanging rails, further window to front, radiator. Door to:

Dressing Area

3' x 7'4 (0.91m x 2.24m)

Built-in wardrobes via louvred doors with hanging rails, further window to front, radiator.

En-Suite Shower Room

7'4 x 5'0 (2.24m x 1.52m)

Ceramic tiled flooring with underfloor heating system, heated towel radiator, bidet, push flush wc, pedestal wash hand basin, double shower enclosure with screen door, ceramic wall tiling, shower niche and concealed mixer taps and large rainfall head, extractor.

Bedroom Four

9'2 x 9'9 (2.79m x 2.97m)

Window to the rear aspect, radiator, built-in triple wardrobes with hanging rails and shelving.

Bedroom Three

10'6 x 9'2 (3.20m x 2.79m)

Window to side with radiator below, built-in double wardrobes with hanging rail and shelving, vanity area.

Bedroom Two

11' x 18'4 (3.35m x 5.59m)

Window to rear and side, double radiator, access panel to loft, built-in wardrobes and window seat, fitted desk.

Outside

Front of Property

Accessed via Foxhole Lane with an elevated tarmac driveway which extends to a timber five bar gated entrance with the front garden being laid lawn with a variety of specimen pine trees, rural outlook to the front aspect, front garden is enclosed by chestnut post and rail fencing and specimen cherry laurel hedgerow and also low level panelled fencing, external lamp post lighting, brick paved driveway providing extensive off road parking space with turning head, driveway extends to a detached oak framed garage, high level wrought iron fencing and gate leading to the side garden. Paved steps leading onto an elevated front terrace which provides a pleasant seating area enjoying the rural vista to the front, external lighting, external power points, EV charger and tap.

Double Garage

17'2 x 17'4 (5.23m x 5.28m)

External lighting, twin high level doors, open bay garage with power supply, lighting and alarmed. There is also solar panels mounted on the rear garage roof.

Side Garden

Courtyard garden with decorative slate chippings, fish pond with water feature which provides and enclosed seating area, paved pathway, beautiful rose borders extending to the rear garden.

Rear Garden

South east facing rear garden with large Indian sandstone terrace with pergola seating area, heated swimming pool which has recently been refurbished/relined with a new pump, covered seating area with external lighting, composite decked terrace which provides a pleasant seating area, area of lawn which gently slopes to one end, central Indian sandstone pathway, variety of established borders hosting a variety of matures shrubs and specimen trees, large Hartley Botanical greenhouse with heat, light and water and cold frames, gutter-fed water butts, large garden shed/workshop with power and light, garden has professionally fitted with mains powered, remote controlled zoned feature lighting, mature cherry laurel hedgerow and beech hedgerow, picket gates leading into a kitchen garden where there is a variety of fruit cages and water supply, kitchen garden extends to an orchard hosting a variety of fruit trees with beautiful undulating views over open fields, Shepherds Hut (available by sperate negotiation) complete with log burner, power and lighting. The main residence also benefits from a new waste treatment plant and drainage system.

Pool House

11'5 x 11'5 (3.48m x 3.48m)

Lugard log cabin/summer house with double glazed windows to side and rear, electric heating, power, light, French doors onto the composite deck, outside lighting.

Office Space

21'4 x 8'0 (6.50m x 2.44m)

French doors, windows to each side access, recessed

downlights, double radiator, electric heater, air conditioning unit, open access to:

Office Space Kitchenette Area

Door leading into:

Office Space Shower Room

4'0 x 7'7 (1.22m x 2.31m)

Ceramic tiled flooring, combination vanity unit comprising push flush wc, basin with cupboards below, further wall cupboards, wall heater, shower cubicle with screen door, ceramic wall tiling, Triton power shower, fitted cupboard with mirrored door, radiator.

Agents Note

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	69	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	73
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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