



GOODWOODS

Conghurst Lane, Hawkhurst, Cranbrook, Kent



ATTRACTIVE FAMILY HOME WITH UNRIVALLED RURAL VIEWS

This wonderful detached property offers flexible accommodation with a useful ground floor bedroom, as well as delightful gardens and garaging, set in an idyllic rural position yet close to amenities and within the popular Cranbrook School Catchment Area.

   EPC
4 3 3 E

Local Authority: Tunbridge Wells Borough Council

Council Tax band: F

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage.

Hawkhurst 1.5 miles. Cranbrook 5 miles. Etchingham 5 miles (London Bridge from 64 minutes). Staplehurst 11 miles (London Bridge from 53 minutes). Tunbridge Wells 16 miles.

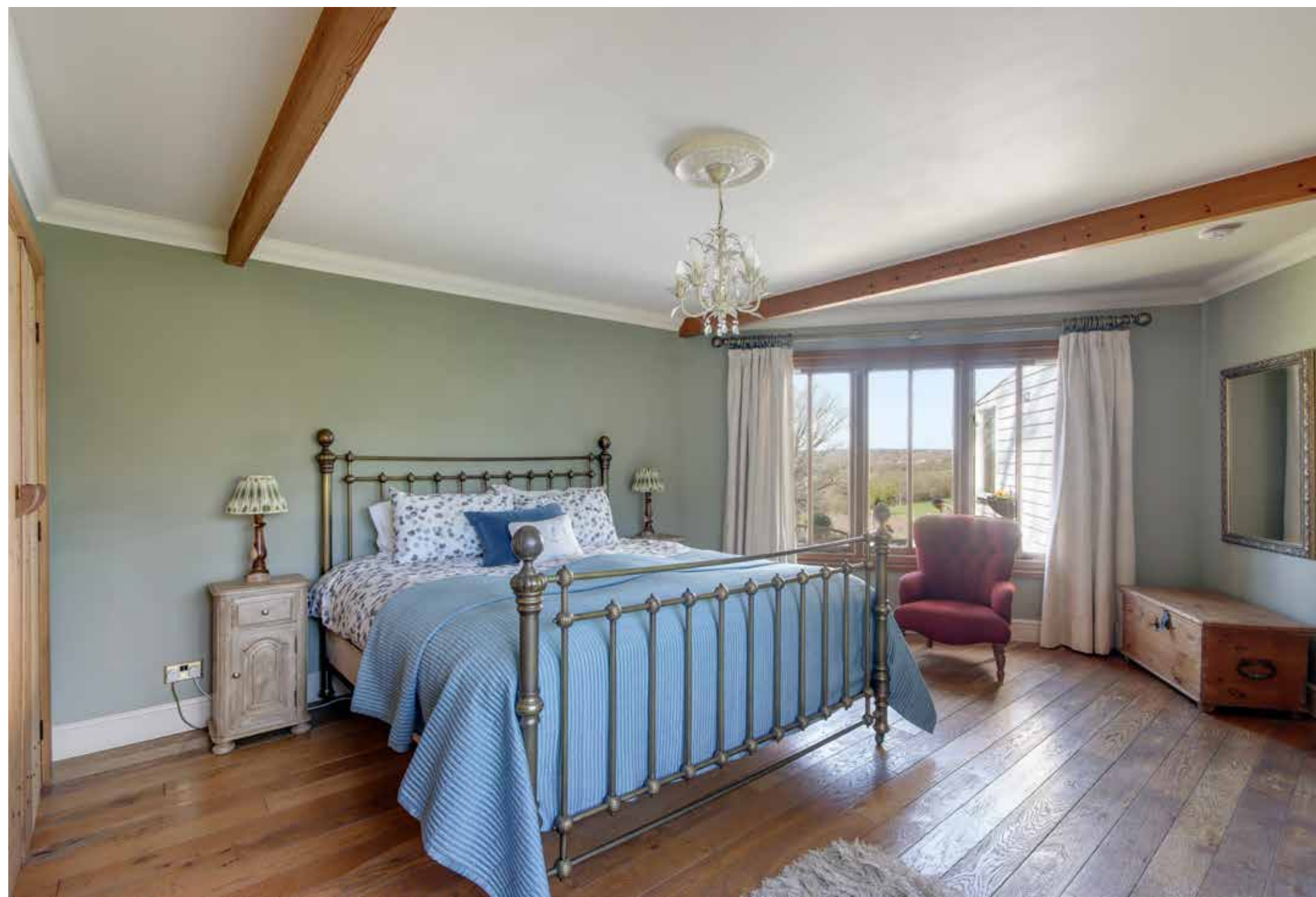
Postcode: TN18 5DX www.what3words.com/marine.trailing.units



STUNNING RURAL VIEWS, YET CLOSE TO LOCAL AMENITIES

The property is located in an idyllic rural position with far-reaching views over the adjoining open countryside. Hawkhurst is approximately 1.5 miles away and offers excellent facilities for everyday needs as does nearby Cranbrook. A further range of shopping, commercial and recreational facilities can be found at the larger centres of Tunbridge Wells and Ashford. Mainline rail services are available from Etchingham and Staplehurst providing a regular service to London from just under an hour.

There is a wide range of preparatory, public and grammar schools in the area and the property lies within the popular Cranbrook School Catchment Area. Other notable schools include St Ronan's in Hawkhurst, Dulwich Preparatory in Cranbrook, Benenden School, Kent College at Pembury, Tonbridge and Sevenoaks public schools. There are also grammar schools in Tunbridge Wells and Tonbridge.



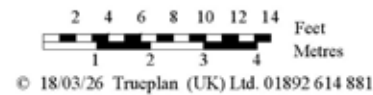
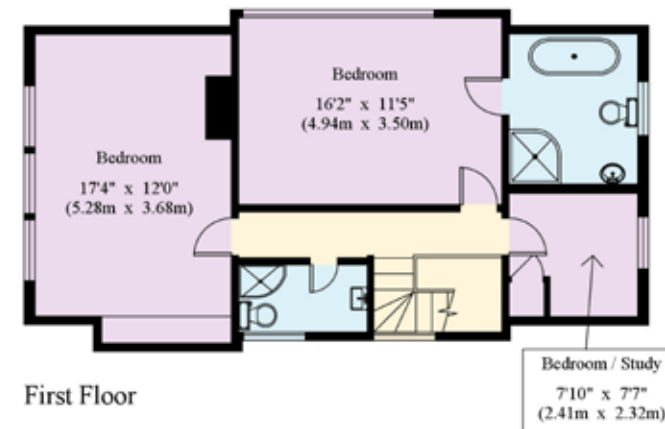
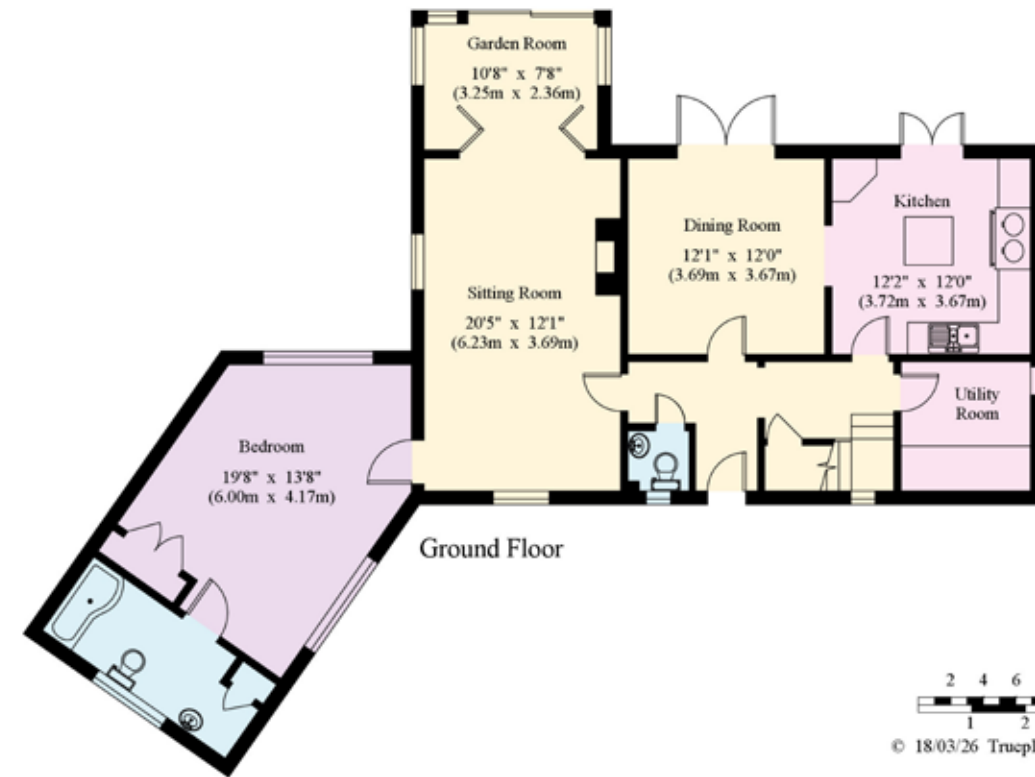
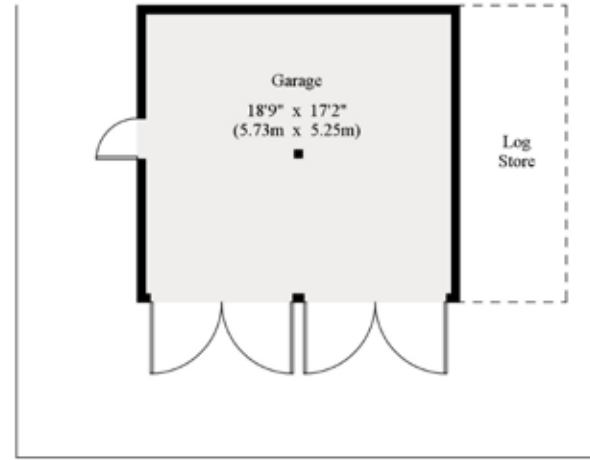


VERSATILE ACCOMMODATION AND DELIGHTFUL GARDENS

This wonderful detached family house offers flexible and well-proportioned accommodation as well as stunning, far-reaching views over the adjoining Wealden countryside. The property is of timber-framed construction with attractive white weather boarded elevations under a cedar shingle tiled roof. The welcoming entrance hall provides access to the principal reception rooms which all enjoy fabulous rural views with doors leading out to the rear terrace and gardens. The sitting room is over 25 feet in length and has wooden flooring and a fireplace with wood burner. To one end, folding doors open to a fabulous triple aspect garden room which, in turn, has sliding doors to the gardens. To the rear, there is also a dining room/family room. The delightful country kitchen has a range of fitted units, a Sandyford range cooker and a central island with breakfast bar. There is also a utility room with a window to the side. Accessed from the sitting room there is a useful ground floor bedroom, with en suite bathroom and window to the rear, which is ideal for guests or multigenerational living. On the first floor there are three further bedrooms and a family shower room. The principal bedroom has a full-width window enjoying the views and a beautifully appointed en suite bathroom with a free-standing bath.

The house is approached via a five bar gated entrance over a driveway leading to the house and detached double garage with attached log store. To the rear, a large wraparound terrace creates the perfect space for al fresco dining whilst enjoying the unrivalled views over the garden and rolling countryside beyond. The delightful gardens surrounding the house are laid to lawn with mature trees and shrubs as well as a children's play area and a garden shed.





Approximate Gross Internal Area =
House: 172.9 sq m / 1861 sq ft. Garage: 30.0 sq m / 322 sq ft.
TOTAL: 202.9 sq m / 2183 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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