

**RUSH
WITT &
WILSON**



**Wind Cottage, Rye Road, Hawkhurst, Kent, TN18 5DW.
£650,000 Freehold**

An attractive and deceptively spacious three bedroom attached 1920's family home situated on the edge of Hawkhurst village enjoying generous grounds to 0.21 acre (TBV). This impressive and much loved family home provides a well balanced and yet adaptable living space both inside and out comprising a well-lit entrance hallway with beautiful oak flooring and understairs storage, bright double aspect sitting room with original open fireplace, generous and open plan kitchen/living/dining room with breakfast bar, fitted Corian countertops, rangemaster oven and attractive fireplace with fitted woodburning stove. The kitchen provides access to a separate utility room and wc, stable door to the rear garden and versatile playroom or optional family room with French doors to the rear garden. To the first floor a bright landing space serves a spacious master bedroom with feature fireplace and fitted wardrobes, two further spacious double bedrooms and stylish family bathroom suite. Outside enjoys an incredibly private and well tended rear garden laid with large deck seating area, main body of lawn hosting a variety of fruit trees, raised beds, workshop and separate insulated garden office. To the front provides ample off road parking over a private gated driveway complete with EV charging point. The property is conveniently located just under a mile from the high streets colonnade shops, Tesco & Waitrose supermarkets, various restaurants, popular Kino Cinema and well regarded village primary school. The A21 is within close proximity and just 5 miles from Etchingham mainline station offering a regular service to London Charing Cross. Cranbrook School Catchment area.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

127.6 m²

1372 ft²

Reduced headroom

0.2 m²

3 ft²

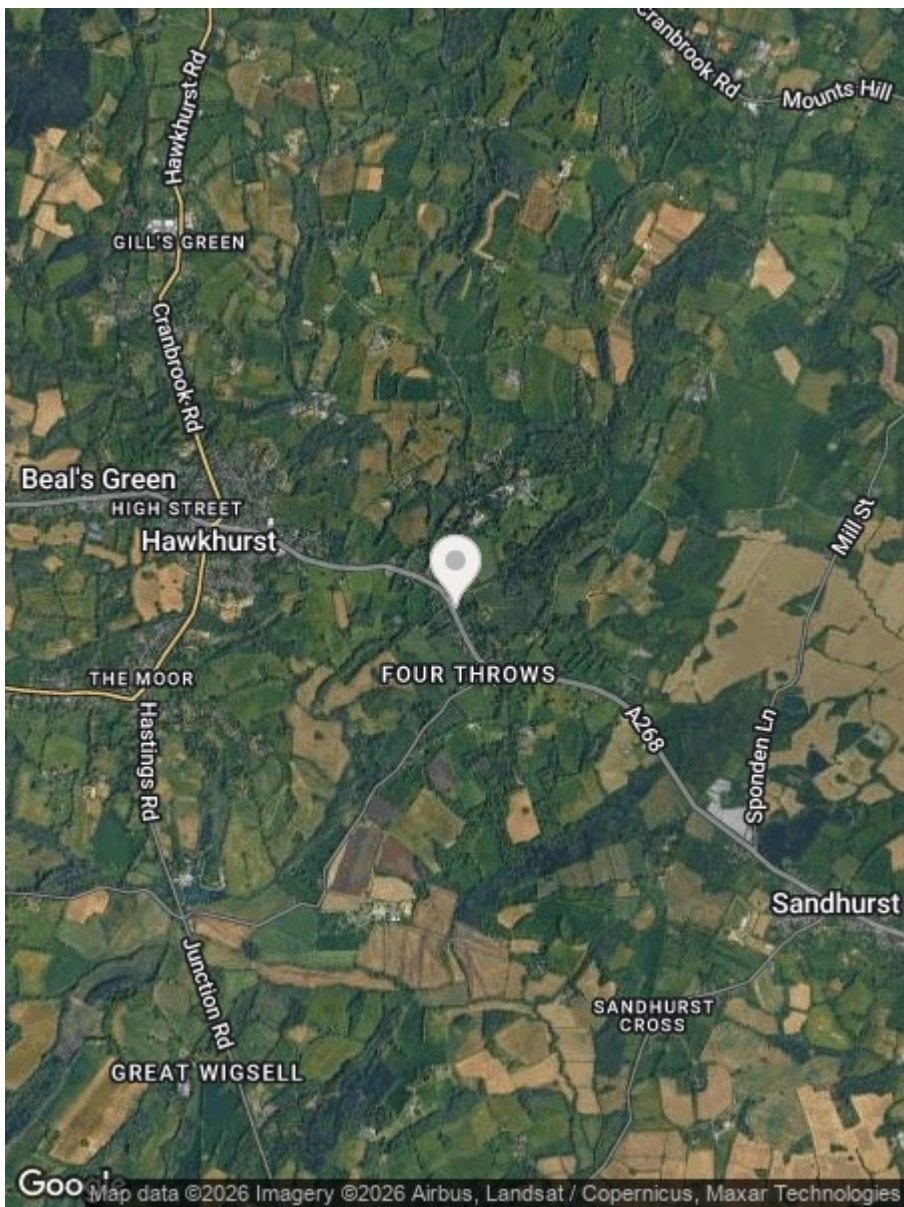
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - E

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555**

**northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**