

3 HUNTERS COTTAGES

CONGHURST LANE | HAWKHURST | KENT | TN18 5EA

A pretty Grade II Listed attached white weatherboarded cottage, providing character accommodation including two double bedrooms and two separate reception rooms, complemented by a wonderful 164ft (approx.) south east facing rear garden, off road parking and a detached garage, all occupying a semi rural location on the outskirts of Hawkhurst village. Cranbrook School catchment area. No chain.

Guide Price £395,000

FREEHOLD









3 HUNTERS COTTAGE

CONGHURST LANE, HAWKHURST, KENT, TN18 5EA

3 Hunters Cottage is a pretty Grade II listed attached cottage presenting white weatherboarded elevations beneath a multi pitched roof and lower pitched roof extensions. The property now offers scope for the updating of fixtures and fittings and is offered to the market chain free.

The character accommodation is set over two floors and comprises of; entrance porch and hall, double aspect sitting room with feature fireplace, dining room, utility/shower room and fitted kitchen/breakfast room with vaulted ceiling and feature floor to ceiling picture window. To the first floor, double aspect main bedroom with garden views, second double bedroom with garden views and family bathroom.

Outside, an initial shared driveway (with right of way) leads to private parking and detached garage. The south east facing rear garden is a particularly fine feature, mainly laid to lawn with mature fruit trees and borders, measuring approximately 164 ft.

Situated in a tucked away yet convenient location in the Wealden village of Hawkhurst, which provides good day to day facilities including Supermarkets, (Waitrose & Tesco), Butchers, Bakers, Doctors surgery, Chemist, Restaurants, Kino digital cinema, Golf/Tennis & Squash clubs, Pubs, Hotel, Dry cleaners, Vets as well as a range of independent stores. The nearby towns of Tunbridge Wells, Cranbrook & Tenterden offer additional facilities. In addition, there are many sporting facilities in the area including several golf clubs, equestrian centres & sailing at Bewl Water. It is also within easy reach of Bedgebury Pinetum which offers miles of cycling, walking and running trails.









- **Grade II Listed attached cottage**
- **Two bedrooms**
- **Sitting room with feature fireplace**
- **Dining room**
- **Kitchen/breakfast room with vaulted ceiling**
- **Off road parking and garage**
- **Delightful approx.164ft south east facing garden**
- **Scope for interior updating**
- **Cranbrook School catchment area**
- **No onward chain**

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: sparrows.fortnight.stylists

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Bottles LPG fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** F (37)

BROADBAND & MOBILE COVERAGE:
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

AGENT NOTE:

There is a flying freehold below bedroom one.

FLOORPLANS

www.lambertandfoster.co.uk

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

3 Hunters Cottages, Conghurst Lane, Hawkhurst, Cranbrook, TN18 5EA

Approximate Area = 1032 sq ft / 95.8 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 1156 sq ft / 107.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1497430

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