

2 Chittenden Cottages, Slipmill Road,  
Hawkhurst TN18 4JT

Warner & Gray



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Guide Price : £700,000

2 Chittenden Cottages is a delightful semi-detached three bedroom character property having been improved and sympathetically extended over the years to create this charming family home situated on the edge of this popular village falling in the Cranbrook School catchment area. Internally it is deceptively spacious with light décor offering a bright and airy feel with a large kitchen / diner and spacious reception rooms ideal for modern day living and entertaining.

Outside there are gates to a driveway providing parking for two cars, the mature gardens are planted with an abundance of flowers, shrubs and trees, a fish pond and paved terraces. There is also the advantage of a garage / workshop / office and a detached timber studio which is ideal for several uses (subject to any necessary planning permission).

Hawkhurst offers a good range of local shopping facilities including Waitrose and Tesco supermarkets as well as independent shops and businesses together with a Kino cinema. There are miles of lovely country walks to be found in the surrounding area including the well known Bedgebury Pinetum and Forest which is within easy reach

- A semi-detached three-bed home, sympathetically extended to enhance its charm
- On the edge of this popular village centre within the Cranbrook School catchment area.
- Large kitchen/ diner / reception rooms, ideal for daily living & entertaining.
- Gated driveway with space for two cars, providing off-road parking and privacy.
- Mature gardens with an abundance of flowers, trees, fish pond, and paved terraces.
- A Garage / Workshop / office space offering versatility for various uses.
- Separate single storey Studio / Summerhouse with potential
- Close to local shops, including Waitrose, Tesco, independent shops & Kino cinema.
- Within a short drive of the larger towns of Cranbrook and to the coast at Hastings
- The area is surrounded by scenic country walks ideal for nature enthusiasts

**SITUATION** Hawkhurst has many amenities including two supermarkets (Waitrose and Tesco), a variety of good local shops, post office, chemist, Doctor's surgery and Kino digital cinema. More comprehensive shopping and leisure facilities can be found in the nearby towns of Tenterden (11.3 miles), Cranbrook (5 miles) and Tunbridge Wells (15.8 miles). A variety of excellent educational opportunities exist in both the private and state sector at all levels. The well-regarded Marlborough House and St Ronan's schools are close and this property comes within the sought after Cranbrook School Catchment Area (CSCA). The area is well served for transport links with the nearest stations being at Etchingham (4.3 miles), Robertsbridge (5.5 miles) and Staplehurst (10.2 miles) with rail services to London Cannon Street and Charing Cross



**The accommodation comprises the following with approximate dimensions :**

Front door opening to **ENTRANCE HALL** with stairs to the first floor.

**CLOAKROOM** Low level w.c. and wash hand basin.

**SITTING ROOM** 20'8 x 11'5. A spacious room with window to the front and a fireplace provides an ideal focal point for the room. Door to

**KITCHEN / DINING ROOM** 18'10 x 11'6. The well-appointed kitchen comprises a range of worksurfaces with drawers and cupboards and matching wall mounted units. Inset sink unit with mixer tap. Built in hob with extractor above and built in double oven. Space for American style fridge / freezer and ample space for further appliances. Windows overlooking the garden.

The Utility Area offers further useful storage space. Ample room for dining table and chairs – an ideal room for both cooking and socialising. Door to side porch with access to the outside. Door to :

**SNUG** 11'10 x 6'2. A cosy versatile room with window to the rear.

**FIRST FLOOR** A generous **LANDING** with doors to :

**BEDROOM 1** 16'2 x 12. A double aspect bedroom with windows to the front and side. Door to **EN-SUITE BATHROOM** a generous bathroom with a corner bath, separate shower cubicle, low level w.c. and wash hand basin with a vanity unit Towel rail. Window to the rear.

**BEDROOM 2** 12'1 x 11'11. Window to the rear.

**BEDROOM 3** 11'11 x 9'7. Window to the front.

**FAMILY BATHROOM** Suite comprising low level w.c. wash hand basin in vanity unit with good storage and panelled bath with shower attachment and screen.

**OUTSIDE** Gates open onto a driveway providing off road parking space in front of the **GARAGE** 12'2 x 16'4 currently used as a workshop, attached to the rear are three store rooms ideal for a number of uses. There is also a further timber Studio. The mature gardens are full of established flowering plants, shrubs and trees with paved terraces areas and an ornamental fish pond.

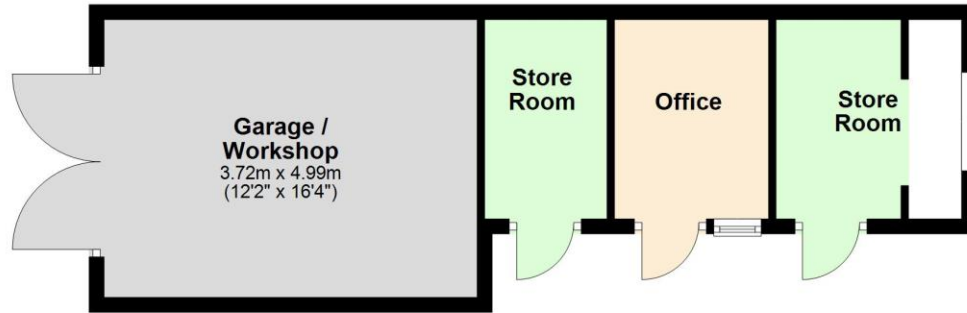
**SERVICES** : Mains water, electricity . Mains drainage. Gas central heating. Local Authority : Tunbridge Wells Borough Council . EPC B. What3words//relax.noun.since

**Viewing by appointment through WarnerGray  
01580766044**



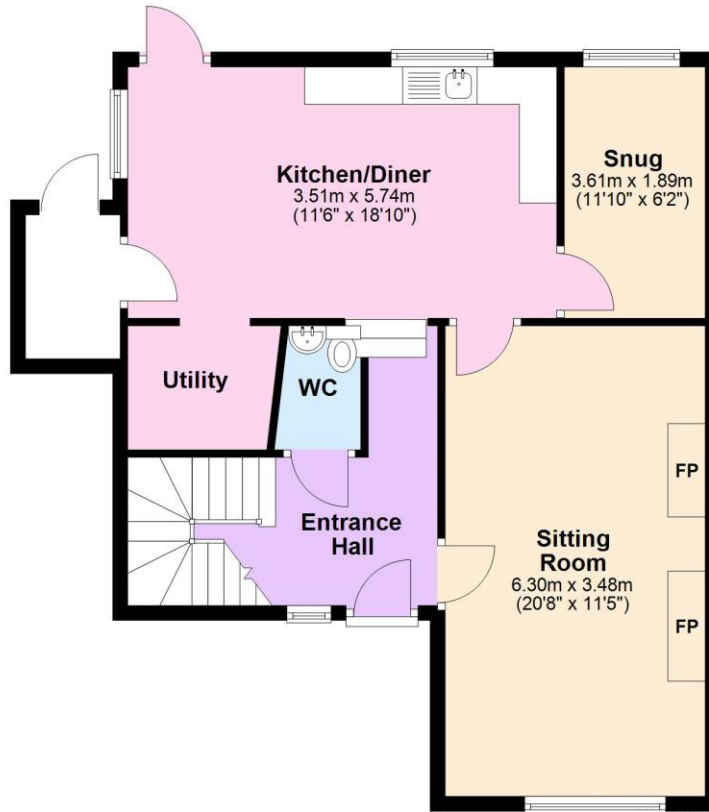
### Outbuildings

Approx. 37.7 sq. metres (405.3 sq. feet)



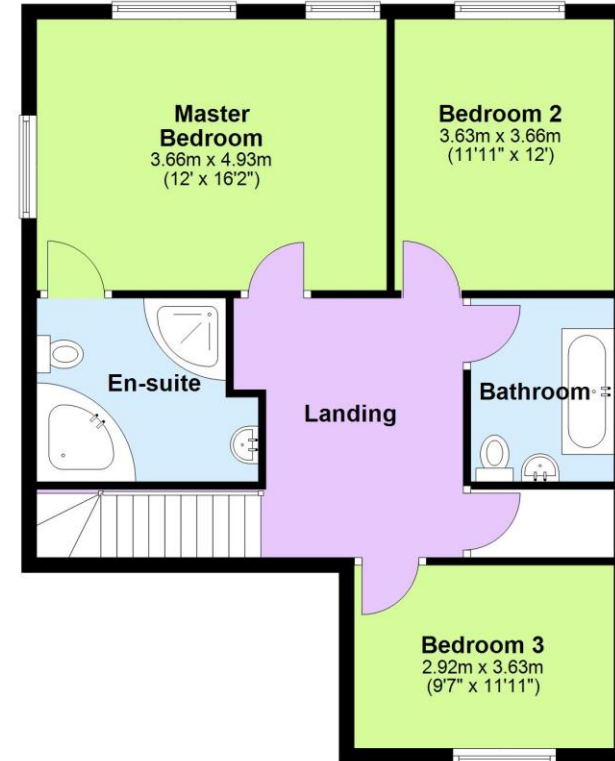
### Ground Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



### First Floor

Approx. 70.2 sq. metres (756.1 sq. feet)



Total area: approx. 176.4 sq. metres (1898.5 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property.

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