



Peter
Buswell
Independent Family Estate Agents

Rye Road, Hawkhurst

4 2 3



Main Description

Discover this substantial four-bedroom detached property, set within approximately half an acre of beautiful gardens, offering generous living spaces and in a highly sought-after location.

The ground floor welcomes you with a spacious entrance hall, leading to a large kitchen/breakfast room featuring an Aga, a central island, and French doors opening into a bright conservatory. This delightful conservatory provides picturesque views over the gardens and direct access outside. The home also boasts three versatile reception rooms, including a generously proportioned living room with a feature fireplace and a ground floor bedroom, offering flexible accommodation options.

Upstairs, you will find three well-proportioned bedrooms, including a main bedroom complete with built-in wardrobes and a private ensuite shower room. A family bathroom serves the additional bedrooms, ensuring comfort and convenience for all.

Externally, the property benefits from a large driveway leading to a double garage, providing ample parking. The extensive wrap-around gardens to the rear and side offer a peaceful retreat and plenty of space for outdoor enjoyment.

Available with no onward chain, this home is ideally situated within the Cranbrook School Catchment Area, presenting an excellent opportunity for those seeking a property in this desirable location.





- DETACHED FOUR BEDROOM HOUSE
- AVAILABLE WITH NO ONWARD CHAIN
- SITUATED WITHIN APPROX 1/2 ACRE GARDENS
- THREE RECEPTION ROOMS
- SPACIOUS KITCHEN WITH ISLAND
- CONSERVATORY WITH VIEWS LOOKING OUT TO THE GARDEN
- FAMILY BATHROOM AND EN-SUITE TO MAIN BEDROOM
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING D
- COUNCIL TAX BAND F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	