Lambert & Foster

EST 1900



ARTICHOKE COTTAGE

2 CRANBROOK ROAD | HAWKHURST | KENT | TN18 4AX

An updated and improved, character mid terrace, two bedroom cottage, including sitting room with feature open fireplace, an open plan kitchen/dining room with gas fired Aga and an attic room/study, complemented by a rear lawned garden with timber shed, all occupying a central village location, convenient walking distance to The Colonnade and excellent high street amenities.
Cranbrook School catchment area.

Guide Price £279,500

FREEHOLD









ARTICHOKE COTTAGE

2 CRANBROOK ROAD, HAWKHURST, KENT, TN18 4AX

Artichoke Cottage is a character, middle terrace cottage presenting brick and tile elevations, set with UPVC double glazing, with some acoustic glass, beneath a pitched, composite slate tiled roof. The cottage has been updated and improved over the last three years with scope exist for further improvements. Over this time, we are informed by the seller Artichoke cottage has benefited from a new composite slate tiled roof, newly installed UPVC double glazing with some acoustic glass and a new shower room. In more detail the accommodation includes an entrance porch with UPVC front door, a sitting room with feature open fireplace and an aspect front. A panelled door leads off to the open plan kitchen/dining room with two oven, mains gas fired Aga providing cooking facility and immediate heat, space and electric point for upright fridge/freezer, space and plumbing for dishwasher and washing machine, a fitted work surface with single bowl sink unit and a tiled splashback, an aspect to rear incorporating a three-quarter glazed door to the garden. The shower room is newly fitted, with a white suite, including a close coupled wc, vanity unit with inset wash hand basin, part tiling to walls, a walk-in shower with integrated shower and a tiled floor.

A rise of stairs leads to the first floor landing with panelled doors leading off to bedroom one, a double room with aspect front and bedroom two a single room, with built-in airing cupboard and aspect to rear. A restricted width, steep attic steps, lead up to an attic room/study, set beneath eaves, carpeted, fitted with power and light and with a double aspect.

Outside, a wooden gate opens to the front door. The rear garden is split-level, including an area of lawn and stone chipped seating areas with brick retaining wall and timber garden shed. The whole is well fenced and enclosed.









- **Updated and improved character cottage**
- **Two bedrooms**
- **Sitting room with feature open fireplace**
- **Open plan kitchen/dining room with gas fired Aga**
- **New shower room**
- **Attic room/study (restricted access)**
- **Rear garden, fenced and enclosed**
- **Convenient walk to high street and The Collonade**
- **Village location**
- **Cranbrook School catchment area**

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

WHAT3WORDS: soap.clouding.homeward

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating (In formed by the seller new boiler, approximately three years old)

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** D (66)

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

FLOORPLANS

www.lambertandfoster.co.uk

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

Artichoke Cottage, 2 Cranbrook Road, Hawkhurst, Cranbrook, TN18 4AX

Approximate Area = 857 sq ft / 79.6 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Total = 890 sq ft / 82.6 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: 1503225

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