



PARK VIEW
CRANBROOK ROAD, HAWKHURST, KENT, TN18 5EH



**Lambert
& Foster**

CRANBROOK 5 MILES | ETCHINGHAM TRAIN STATION 6 MILES | TUNBRIDGE WELLS 15 MILES | BEDGEBURY FOREST 1 MILE

PARK VIEW, CRANBROOK ROAD, HAWKHURST, KENT, TN18 5EH

Located on the edge of Hawkhurst village is this sympathetically extended double fronted semi detached cottage providing three double bedroom, two bathroom, family accommodation including impressive triple aspect kitchen/dining room and principle bedroom with en suite shower room, all complemented by established gardens, running to three sides, with versatile modern outbuilding and off road parking for approximately four vehicles. Cranbrook School Catchment area.

GUIDE PRICE £520,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; [pinging.workbench.explains](https://www.what3words.com/pinging.workbench.explains)



DESCRIPTION

Park View is a charming, well presented and extended, double fronted semi detached cottage, circa 1904, presenting attractive elevations of brick and tile hanging beneath a pitched tiled roof.

Accommodation is arranged over two floors and includes; entrance hall, sitting room with feature open fireplace, open plan triple aspect kitchen/dining room with feature island, Britannia 6 burner gas range cooker, larder and French patio doors, study room and utility room.

To the first floor, a super double aspect principal bedroom with fitted wardrobes and hidden en suite shower room, a further two double bedrooms and family bathroom.





GARDENS & GROUNDS

Outside, a gated gravel driveway provides off road parking for 4 vehicles with useful timber sheds. The formal gardens are a delight, running to three sides, mainly laid to lawn with mature trees, hedging and well stocked borders. An extensive paved patio area is perfect for entertaining friends and family with the added bonus of a versatile modern outbuilding, currently used as a gym/games room including an outside wc.

Park View is located on the outskirts of the picturesque Hawkhurst Village with lovely walks right on your doorstep, including access to Bedgebury Forest. This property offers easy access to all its amenities and close by, you will find the village butcher, baker, an abundance of village pubs, local vineyard, equestrian facilities and good local bus routes.



FLOORPLANS

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

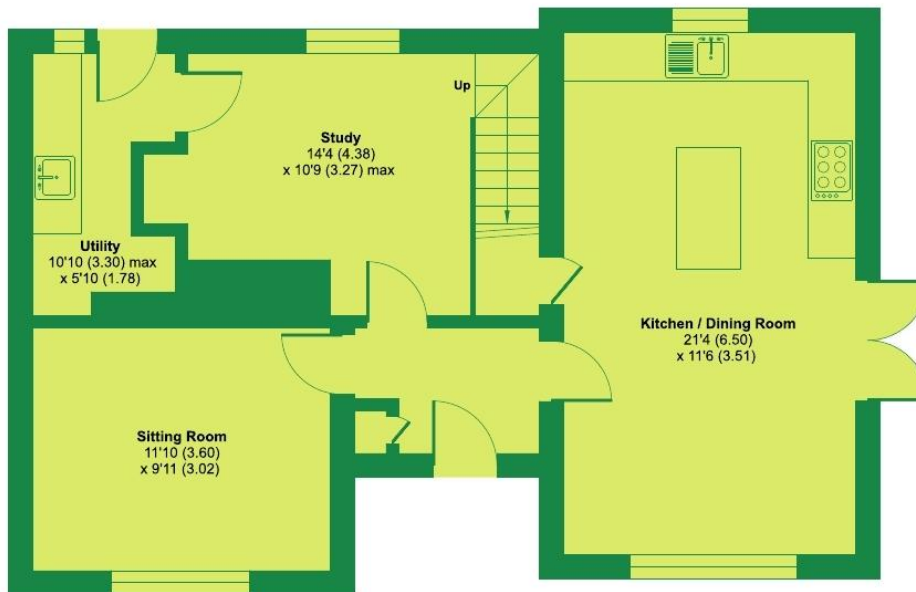
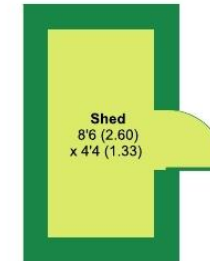
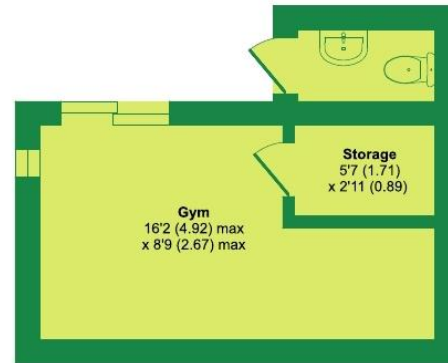
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Approximate Area = 1338 sq ft / 124.3 sq m

Outbuildings = 228 sq ft / 21.1 sq m

Total = 1566 sq ft / 145.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas fired central heating

BROADBAND & MOBILE COVERAGE:

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** C (69)



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