



# Lambert & Foster



## 2 COLINTREE

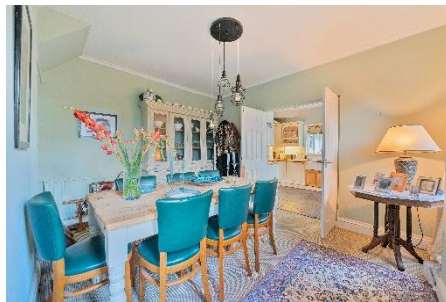
MOOR HILL | HAWKHURST | KENT | TN18 4PD

*A charming 1930's semi detached house set back from the road in the popular Wealden village of Hawkhurst, providing three bedrooms and two reception rooms, complemented by front garden, rear courtyard garden and drive with parking for two/three vehicles, all occupying a central village location and just a short walk to the popular Hawkhurst Colonnade and local amenities. Cranbrook School catchment area.*

Guide Price £415,000

FREEHOLD





## 2 COLINTREE

MOOR HILL, HAWKHURST, KENT, TN18 4PD

2 Colintree is a 1930's semi detached family house providing 1066 sq ft of living accommodation, presenting brick elevations with pebble dash renderings, beneath a pitched tiled roof. The accommodation is arranged over two floors with features including the sitting room with attractive fireplace housing a woodburning stove, dining room leading into the country style kitchen with beautiful Range Master and double butler sink, utility room and ground floor shower room. To the first floor, a principal bedroom with shower cubical and front aspect views, two further bedrooms with rear facing views and a family bathroom with roll top bath and further breathtaking views.

Outside, there is a pretty front garden and driveway with off road parking for several vehicles. To the rear, a courtyard style garden with central pergola which is ideal for alfresco dining with further flower borders and additional summer house. A perfect size garden for those looking for low maintenance.

Situated in a tucked away yet central 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.



- 1930's Semi detached house
- Three bedrooms
- Sitting room with feature wood burning stove
- Dining room
- Country style kitchen with Range Master

- Utility room, shower room & bathroom
- Front and rear gardens with side access
- Off road parking for several cars
- Short walk to Hawkhurst Colonnade and amenities
- Cranbrook School catchment area

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

**WHAT3WORDS:** Competent.uniforms.inspected

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas fired central heating

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band D **EPC:** D (56)

**BROADBAND & MOBILE COVERAGE:**

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

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

## Colintree, Moor Hill, Hawkhurst, Cranbrook, TN18

Approximate Area = 1066 sq ft / 99 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Lambert and Foster Ltd. REF: 1190267

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