



'Our Focus Determines Your Reality'



GILLS GREEN  
Hawkhurst  
Kent  
TN18 5EP



Entrance Hall \* Sitting/Dining Room \* Kitchen  
Cloakroom

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Principal Bedroom Suite \* Three Double Bedrooms, Two Ensuite  
Study \* Family Bathroom

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Enclosed Garden with Terrace  
Integral Double Garage \* Off-Road Parking



## IMPRESSIVE DETACHED FAMILY HOME IN GATED COMMUNITY

An impressive, detached family home, one of six properties set within a stylish gated community, completed in 2017, on the outskirts of the village of Hawkhurst. Presented in immaculate order throughout, the property was completed to a high specification, and benefits from the remainder of a ten-year NHBC building warranty.

Spanning three floors, the accommodation consists of an entrance hall, a double aspect sitting/dining room with oak flooring, a contemporary log burning stove, bi-fold doors to the garden and opening into the well-appointed kitchen with door to outside, a cloakroom and access to the integral double garage on the ground floor.

On the first floor the spacious landing leads to a principal bedroom suite comprising a double bedroom, an ensuite shower room and a dressing room, in addition there are two double bedrooms, one of which enjoys an ensuite shower room, and a family bathroom. On the second floor to one side of the staircase there is a double bedroom with ensuite bathroom whilst to the other side there is a study/home office.

Outside, wrought iron gates open onto a central courtyard which leads to the double garage and parking to the property. The garden to the rear is enclosed, laid mainly to lawn with established trees and a paved terrace.



## HAWKHURST AND CRANBROOK

Hawkhurst offers facilities including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants, an "Art" Cinema, two doctors' practices, a vets, opticians and dentist.

Cranbrook is renowned for its mix of shops, cafes, restaurants, boutiques and a good range of amenities. Dominating the town are the early stone church and the 19th century windmill. Both Hawkhurst and Cranbrook offer a wide variety of sports and social activities.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, the primary schools in Hawkhurst and Cranbrook, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans, and Dulwich School in the area.

Situated within a short drive of the A21 which provides access to the M25 both North and South bound. There is a mainline station at nearby Staplehurst with services into London.





## SERVICES

All mains services connected. Gas fired central heating. Fibre to the property.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: B

Gated courtyard and maintenance of gates. Last payment £1225.20 shared between 8 properties (6 in courtyard and 2 others) was £153.15 each. Ad hoc payments are made as they arise, no set management charge.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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