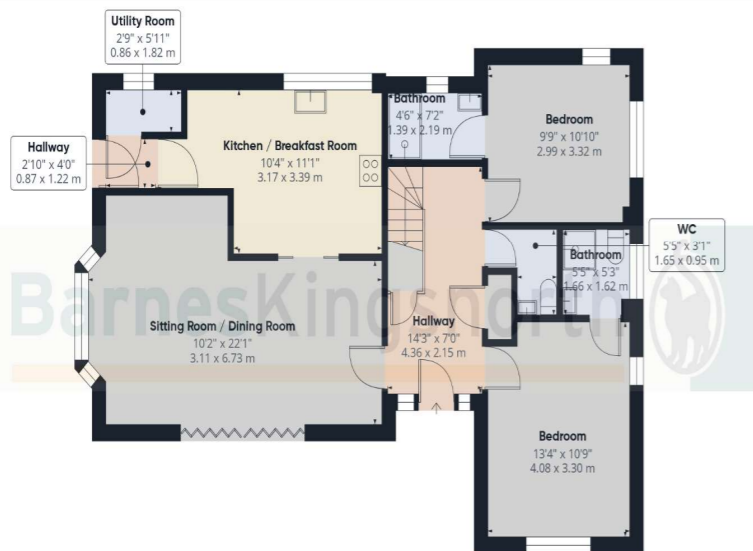


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1279 ft<sup>2</sup>  
118.9 m<sup>2</sup>

Reduced headroom

117 ft<sup>2</sup>  
10.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Highgate Hill, Hawkhurst,  
Cranbrook, Kent, TN18 4LE**

**£625,000 Freehold**

**Viewings strictly by appointment with the agent**

**Tel: 01892 822880**

**www.bkestateagents.com**

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



2



3



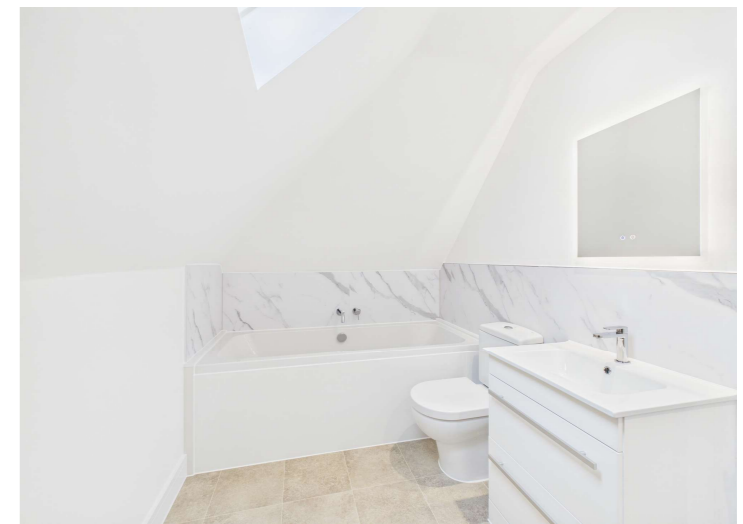
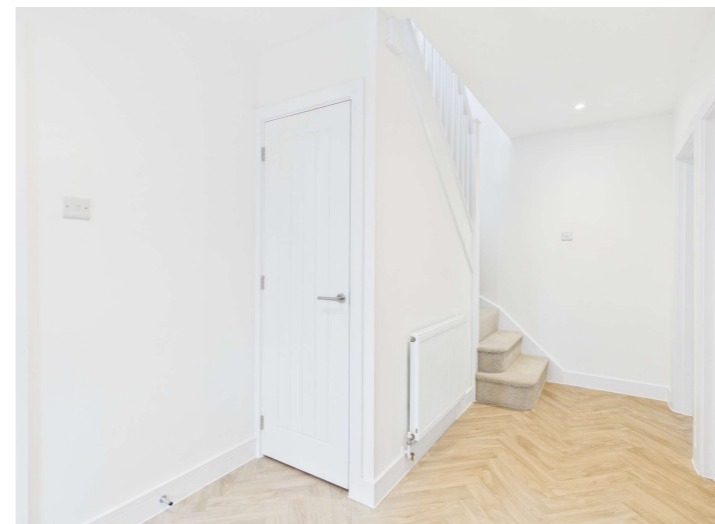
3

### THE PROPERTY

Nestled in a discreet and highly desirable position just moments from the vibrant heart of Hawkhurst High Street—with its charming selection of independent shops and cafés—this beautifully presented three-bedroom chalet bungalow offers an exceptional balance of convenience and tranquillity. Thoughtfully designed to accommodate single-storey living, the property also provides versatile spaces to suit a variety of lifestyle needs. Upon entering through a contemporary front door, you are welcomed into a stylish and well-appointed hallway, complete with two generous storage cupboards ideal for coats and footwear. The principal reception space is a superb sitting/dining room, elegantly proportioned and bathed in natural light. Bi-fold doors open seamlessly onto a raised patio, creating a wonderful indoor-outdoor flow, while an additional front-facing window enhances the sense of space and brightness. This inviting room comfortably accommodates both relaxed seating and formal dining, making it perfectly suited for entertaining. The kitchen/breakfast room is beautifully finished in a Nordic style with sleek cabinetry and ample storage. Designed with both form and function in mind, it is equipped with integrated double ovens, an electric hob, and an American-style fridge freezer—ideal for the enthusiastic cook. A separate utility area, conveniently positioned just off the kitchen, provides additional practicality and space for laundry appliances. The ground floor hosts two generously sized double bedrooms, each benefitting from its own contemporary en-suite shower room, offering flexibility for guest accommodation, additional reception rooms, or a home office if desired. A separate cloakroom completes the ground floor. Ascending to the first floor, the principal suite offers a peaceful retreat. The landing, enhanced by a large window, creates a delightful space for a reading nook or dressing area. The bedroom itself is light-filled, with Velux windows and useful eaves storage, and provides ample room for a substantial bed and furnishings. The accompanying bathroom is well-appointed, featuring a full-sized bath, WC, and basin, alongside a useful storage cupboard housing the hot water tank.

### OUTSIDE

The property continues to impress. To the front, there is off-road parking for up to three vehicles. The private rear garden is predominantly laid to lawn and enclosed by contemporary fencing, offering both privacy and a blank canvas for landscaping enthusiasts. A generous patio area provides the perfect setting for al fresco dining and outdoor entertaining.



### THE LOCAL AREA

The property is located in a popular road, close to the centre of the village and is within the Cranbrook School Catchment area. Hawkhurst has a variety of shops including a chemist, post office, Tesco, Waitrose, Kino cinema, several public houses and eateries and much more. There are preparatory schools within the village as well as a primary school. The neighbouring town of Cranbrook is approximately 3.8 miles distant where there are more comprehensive shopping facilities and a sports centre. By road the A21 is close by giving access to the M25 and all the major motorway networks and the stations at Etchingham and Staplehurst (approximately 5.3 and 9.5 miles) provide regular trains to London and the coast.

**ROUTE TO VIEW** From our office in the High Street, turn left and continue along the High Street which then becomes Hastings Road, then merge onto the A21. Continue on the A21 for approximately 6 miles and at the Flimwell crossroads, turn left onto Hawkhurst Road. Follow the road for about 2 miles and then at the next crossroads, turn right onto Highgate Hill, left onto Mercers where you will find the private drive immediately on your left.

**AGENT'S NOTE** The boiler is located in the utility room. In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

**Energy Efficiency Rating: C**

**Council Tax Band: E**