



Peter
Buswell
Independent Family Estate Agents

Moor Hill, Hawkhurst

5 1 2



Main Description

A substantial five-bedroom Victorian semi-detached family home with over 2,000sq.ft. of liveable accommodation, situated just a short stroll from Hawkhurst Moor and High Street and available with no onward chain.

Arranged over three floors, this handsome period home offers light and spacious accommodation throughout, blending original Victorian character with the practicalities of modern family life. The entrance leads into a bay-fronted living room centred around a woodburning stove, and on into a separate dining room with its own feature fireplace and access down to a useful cellar.

The dual-aspect kitchen diner sits at the heart of the home, fitted with a Butler sink and a multi-functional woodburning stove offering hotplates and a grill alongside the usual cooking arrangements. A downstairs WC is conveniently positioned just off the kitchen while French doors lead through to a conservatory, providing a lovely additional living space, making this a natural hub for everyday living and entertaining alike.

The first floor offers three further bedrooms and a family bathroom with both bath and separate shower, while the second floor provides two additional bedrooms lit by Velux windows, ideal as further bedrooms, a playroom, or space for a growing family.

Outside, a generous patio sits directly behind the property, with a pathway leading up to a fully equipped detached home office, perfect for those working from home. The remainder of the garden is enclosed by fence and hedging, laid mainly to lawn with raised flower beds and a further seating area to take advantage of its secluded, private setting. A timber garden shed provides additional storage, while gated side access leads to tandem parking for three vehicles at the front, two of which are car-ported.

Occupying a popular position on The Moor side of Hawkhurst, the property is within easy walking distance of the village's excellent day-to-day amenities with mainline rail services to London.





- GUIDE PRICE £625,000 TO £650,000
- AVAILABLE WITH NO ONWARD CHAIN
- CARPORT OFF-ROAD PARKING
- A SOUTH-WEST FACING PRETTY REAR GARDEN
- EPC RATING D
- FIVE BEDROOM SEMI-DETACHED VICTORIAN HOME
- WELL-PRESENTED ACCOMMODATION THROUGHOUT
- FULLY EQUIPPED HOME OFFICE
- WALKING DISTANCE TO HAWKHURST HIGH STREET
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		