



'Our Focus Determines Your Reality'



Water Lane
Hawkhurst
Kent
TN18 5AU



Sitting Room * Dining Room * Kitchen
Utility Room * Cloakroom

Principal Bedroom, Ensuite * Three Further Double Bedrooms
Family Shower Room

Enclosed Garden * Garage * Log Store
Off Road Parking



STRIKING GRADE II LISTED COTTAGE

Believed to date from the 17th century with later additions, this striking Grade II Listed cottage occupies an elevated position in a country lane location on the outskirts of the village of Hawkhurst. Exhibiting many character features from exposed beams and floorboards to period fireplaces, the cottage seamlessly combines the old and the new to provide a comfortable family home. The charming, enclosed garden is presented in such a way as to complement the cottage.

The three-storey accommodation consists of a double aspect sitting room with exposed beams, fireplace and log burning stove, a double aspect dining room with exposed beams, wooden floorboards and inglenook fireplace, and a step down into the vaulted kitchen, utility room with door to outside and completing the ground floor a cloakroom.

The first floor provides a double aspect principal bedroom with ensuite bath, a double bedroom and a family shower room. A staircase leads to the second floor where there are two double bedrooms each with exposed beams and access to eaves storage.

Outside steps lead to the front door with a path leading to a gate opening into the garden which is laid predominantly to lawn bordered with mature hedging and topiary balls. A paved terrace enjoys views over the adjacent woodland. There is a greenhouse, garage and log store.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two local Supermarkets a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few.

Other local facilities include two doctors' practices, a vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

More extensive facilities are available in Tunbridge Wells.

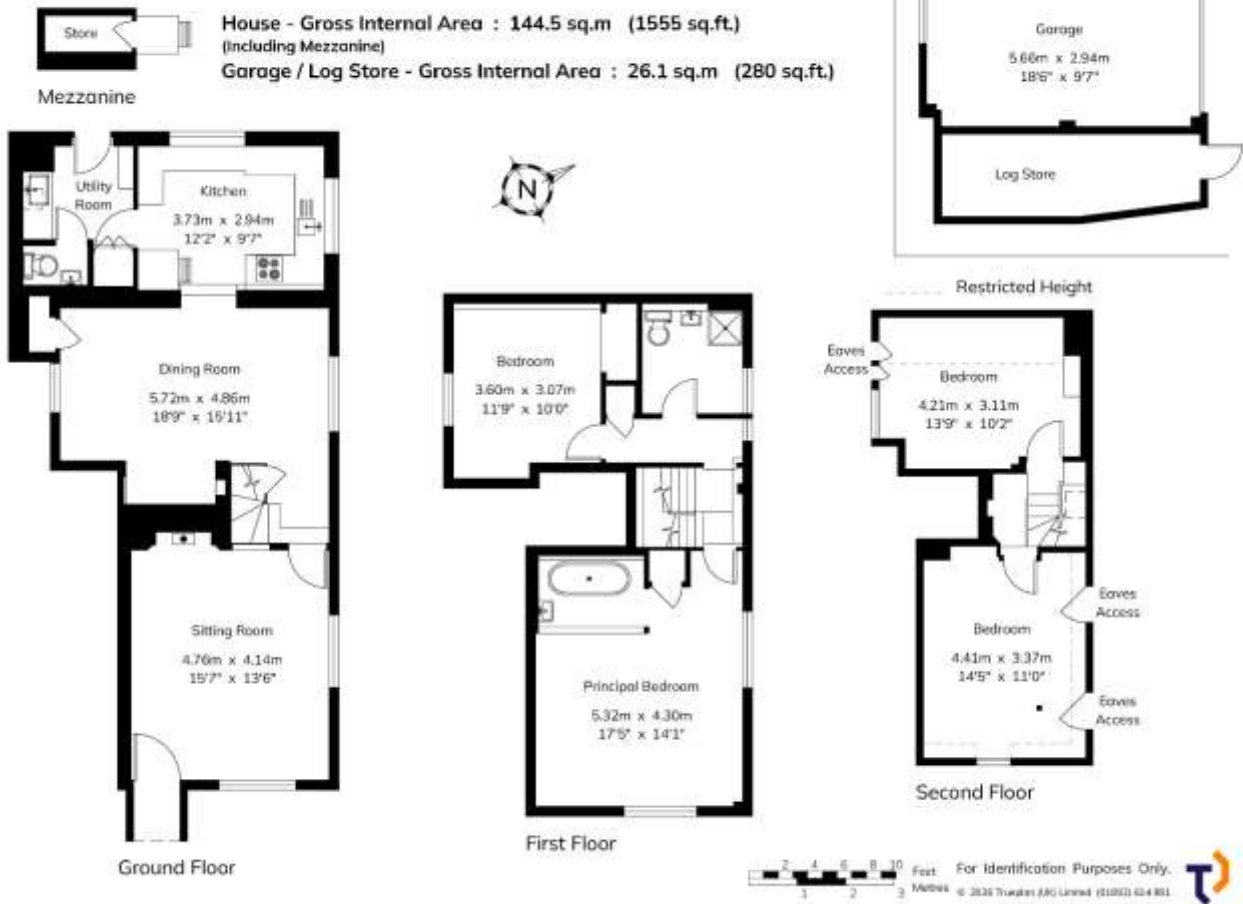
SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, 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.

Hawkhurst is situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Staplehurst with services to London Bridge, Charing Cross and Cannon Street, and Etchingham with services through Tunbridge Wells to London.



Four Wents Cottage



SERVICES

Mains electricity and water. Oil fired central heating. Shared cess pit drainage. Fast 4G/5G WIFI through National Broadband.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: E

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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