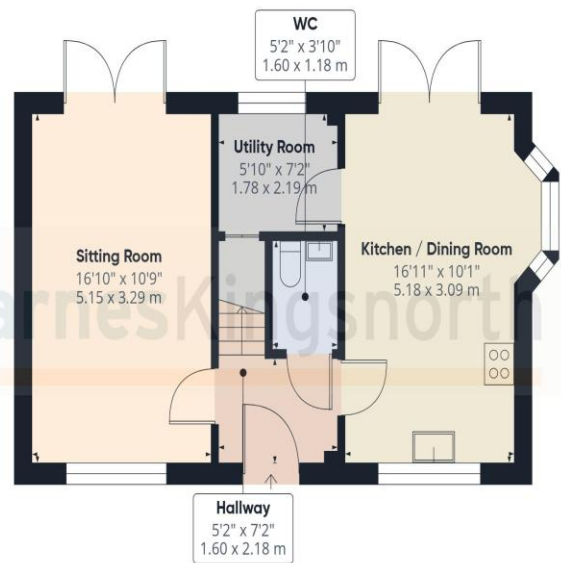
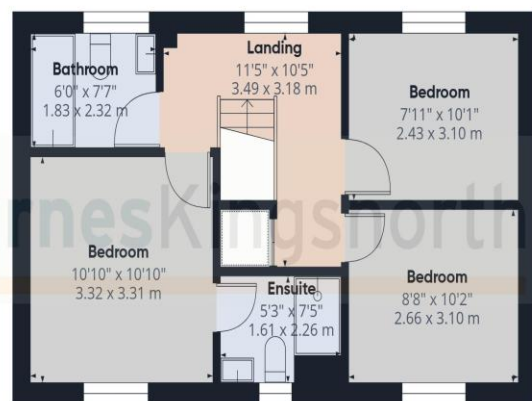


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

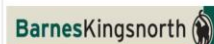
Barnes Kingsnorth



Floor 0



Floor 1



Approximate total area⁰
 933 ft²
 86.8 m²

(1) Excluding balconies and terraces

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**

£525,000 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



2

THE PROPERTY

Fantastic opportunity to purchase a newly constructed by Westoak Homes, three-bedroom home in Hawkhurst village. Just a short stroll from the popular High Street, offering a range of shops and cafes, this wonderful home has plenty on offer. With well appointed living space, the sitting room is light and bright thanks to the large picture window overlooking the front, and patio doors to the rear. A fantastic size room with ample space for a large sofa and armchairs. The open plan kitchen / dining room is sleek and modern, with grey shaker style units and marble effect worksurfaces and upstands. Fully equipped with integrated appliances, including electric oven and hob, dishwasher and also free standing American fridge freezer! The feature bay window brings extra light into the room, making it a fab place to entertain your friends and family, whilst the double patio doors to the garden bring the outside in! The home benefits from a downstairs WC, a really handy addition, and also a great utility room, with space for your washer / dryer, and a large understairs cupboard. To the first floor you will find three bedrooms. The master bedroom benefits from an ensuite bathroom, with shower, WC and sink. There are two further bedrooms, a single and a double, as well as a family bathroom with all white fittings featuring a freestanding bath.

OUTSIDE

The property is approached via a private driveway, which is shared by three properties, and benefits from parking for two vehicles. To the rear of the home, there is a lovely garden. Laid mainly to lawn with a large patio, it is the ideal place for a summer BBQ!



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: B

Council Tax Band: TBC

