

# HAWKHURST

KENT



Eton Place  
The Moor  
Hawkhurst  
Kent TN18 4NW

Once used as the school gym and canteen, this charming Grade II Listed converted school building is situated in the desirable Eton Place complex overlooking The Moor in Hawkhurst.

Outside there is allocated off road parking together with the use of visitor parking. The enclosed garden to the rear is laid predominantly to lawn bordered with hedging, mature trees and wooden fencing. A paved terrace is ideal for enjoying the garden. Within the garden there is a garden store.

- Listed Converted School Building
- Double Aspect Sitting Room
- Family Room with Doors to Garden
- Study and Cloakroom
- Kitchen/Breakfast Room
- Master Bedroom Ensuite
- Three Further Bedrooms
- Family Bathroom
- Enclosed Garden
- Off Road Parking
- Convenient Edge of Village Location
- Cranbrook School Catchment Area













### SERVICES

Mains electricity, gas, water and drainage. Under floor heating throughout. Multi-media system.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

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



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1456.45Q.FT. (135.35Q.MI)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**H&H**  
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