



'Our Focus Determines Your Reality'





Heartenoak Road  
Hawkhurst  
Kent  
TN18 5EU



Entrance Hall \* Sitting Room \* Family Room \* Garden Room  
Kitchen/Dining Room \* Utility Room \* Cloakroom

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Master Bedroom with Ensuite \* Three Further Double Bedrooms  
Attic Room \* Family Bathroom

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Garden with Two Tiered Terrace \* Vegetable Garden  
Garage \* Off Road Parking



## DETACHED FAMILY HOME WITH SCOPE

Believed to date from the early 20th century with later additions, this striking Edwardian family home is conveniently located on the outskirts of the popular village of Hawkhurst.

Covering three floors and exhibiting many period features including high ceilings, ornate fireplaces and picture rails; the accommodation consists of an entrance hall, a sitting room with square bay window and fireplace, a family room with fireplace, a garden room with doors to the garden, double aspect kitchen/dining room, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room and fireplace, two further double bedrooms and a family bathroom. On the second floor there is a double bedroom and an attic room ideal as a study.

Outside there is ample off road parking provided by a gravel driveway which leads to the garage and is bordered with a mature hedge and an area of lawn. The enclosed garden to the rear enjoys a two tiered terrace with pergola and steps down to the lawn with specimen trees, well-stocked flower and shrub beds and a vegetable garden and a wood shack.





## HAWKHURST

Located on the outskirts of the village of Hawkhurst with all its local amenities including a butcher, a Waitrose and a Tesco, chemist, cinema, florist and various restaurants.

A short drive away is the larger town of Cranbrook which provides a good variety of shops, banks, supermarket, sports centre and the much sought after Cranbrook School.

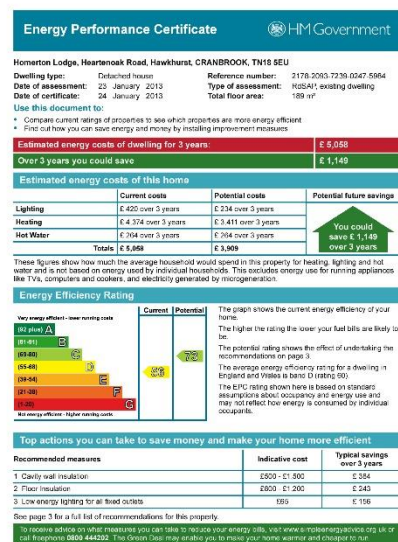
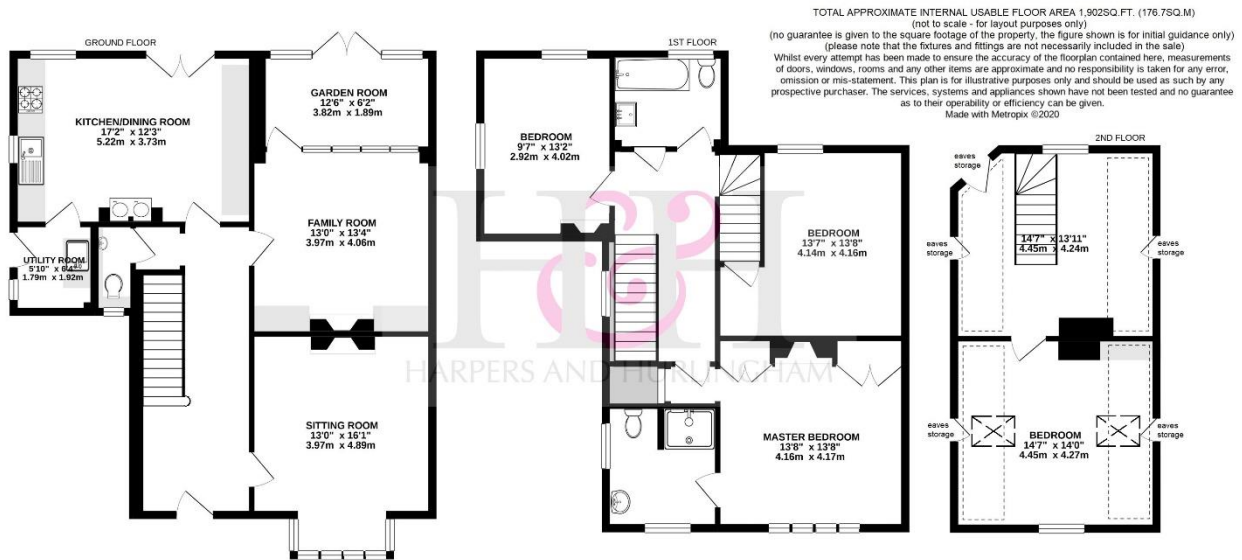
## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst is approximately 9 miles away and offers trains to London Bridge, Charing Cross and Cannon Street.







## SERVICES

All mains services connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

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

**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)