



‘Our Focus Determines Your Reality’



The Moor
Hawkhurst
Kent
TN18 4QH



Entrance Hall * Sitting Room * Kitchen/Dining Room
Family Room/ Study * Utility Room * Cloakroom

Four Double Bedrooms * Family Bath and Shower Room

Garden and Grounds Approximately 17 Acres
Various Outbuildings



ATTRACTIVE OAST IN SEMI-RURAL LOCATION

Believed to date from the 1920s, this attractive Oast is located at the end of a no through lane just off the sought after Moor area of Hawkhurst and is within walking distance of both The Moor and the village centre. Set in approximately 17 acres of garden, paddocks and woodland which in the spring is a carpet of bluebells. In addition to the Oast there is an Atcost barn, cattle shed and brick garage and store which offer many different opportunities.

The accommodation consists of an entrance hall, a double aspect sitting room with log burning stove, a partially panelled, double aspect family room/study, kitchen/dining room, utility room and cloakroom on the ground floor. On the first floor there are four double bedrooms and a family bath and shower room. The attic space is boarded with electricity and running water available.

Outside the Oast is approached via a no through road onto a farm track which leads passed the outbuildings to an area of parking. The garden is laid predominantly to lawn with a variety of mature trees. The land consists of paddocks with the outbuildings and bluebell woodland.

Planning permission exists for a two storey extension and to enlarge the current single storey extension.



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.

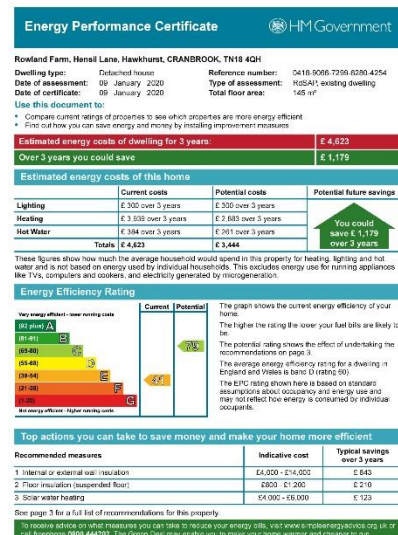
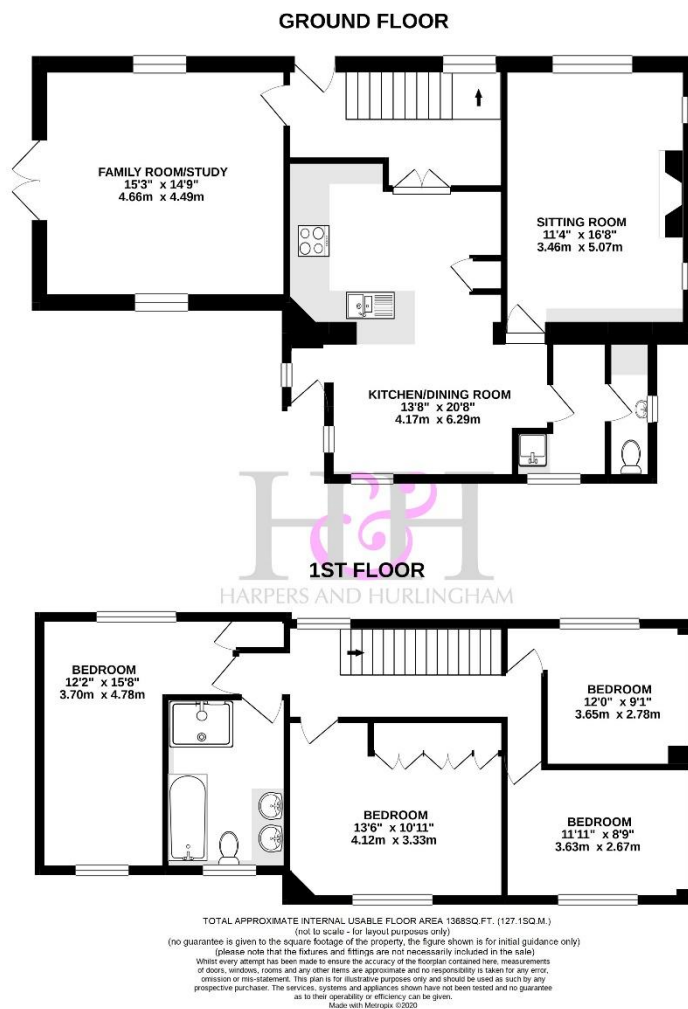
More extensive facilities are available in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

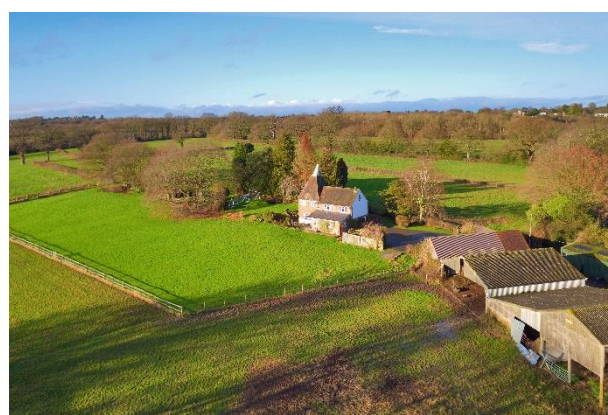
Hawkhurst is situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound.

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.





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SERVICES

Mains electricity and water. Oil fired central heating. Cesspit, located in a field on the boundary of the property.

Tunbridge Wells Borough Council planning reference 16/501594/FULL

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.

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