

HAWKHURST KENT



RYE ROAD, HAWKHURST, KENT TN18 5DA

Striking Grade II Listed Coach House

Entrance Hall * Drawing Room * Sitting Room * Kitchen/Dining/Garden Room
Cloakroom

Master Bedroom * Three Further Bedrooms * Family Bath and Shower Room

Enclosed Landscaped Garden * Detached Garage * Off Road Parking
Two Room Brick Outbuilding

Cranbrook School Catchment Area

The partially walled landscaped garden by award winning garden designers, complements the high specification accommodation in this attached Grade II Listed coach house. Believed to date back to the 1730s this striking property is hidden away on the edge of the village of Hawkhurst.

Presented in immaculate order throughout, the accommodation consists of an entrance hall leading to a double aspect drawing room with doors to the garden, a sitting room opening into the kitchen/dining/garden room and a cloakroom on the ground floor.

On the first floor, there is a master bedroom, three further bedrooms and a family bath and shower room.

Outside wrought iron gates open onto an area of parking and lead to the garage. The landscaped gardens are partially enclosed by a stunning brick wall which forms one outside wall of a charming two room brick outbuilding. The garden is laid predominantly to lawn with an elevated paved terrace ideal for outside entertaining.

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400

enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com





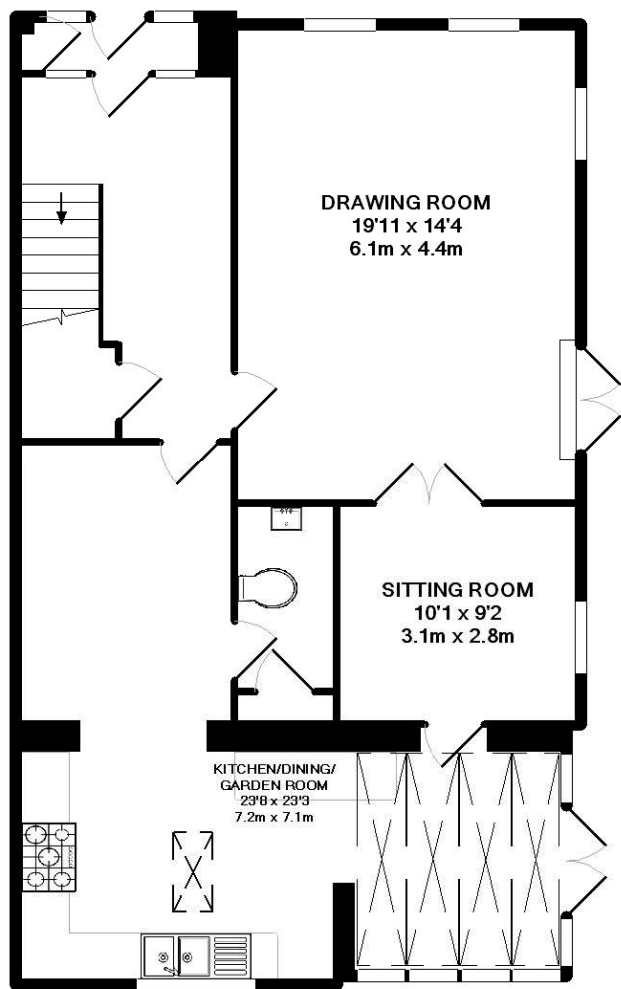
Located on the outskirts of the village of Hawkhurst with all its local amenities including a butcher, a Waitrose and a Tesco, chemist, cinema, florist and various restaurants.

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.

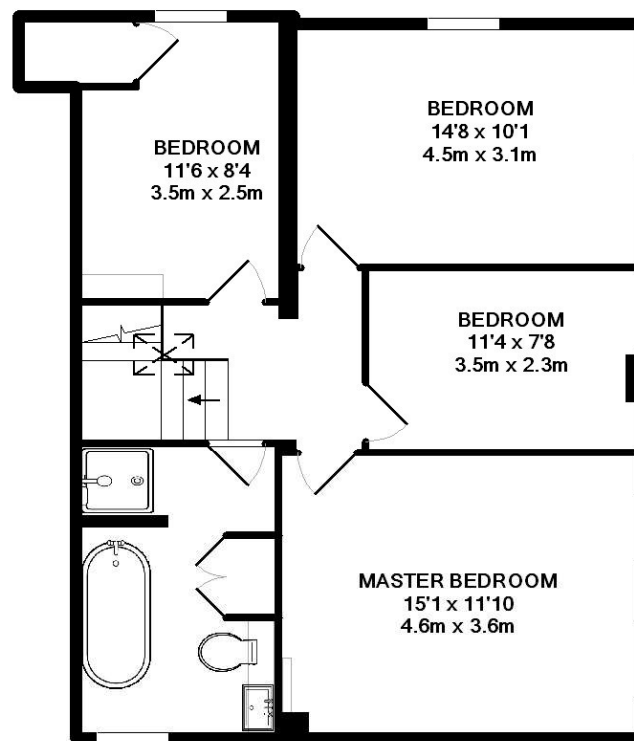
In addition to Cranbrook School, there are other excellent schools, namely Marlborough House, St Ronans, Dulwich Prep School, Bethany, Benenden School and High Weald Academy.

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





GROUND FLOOR



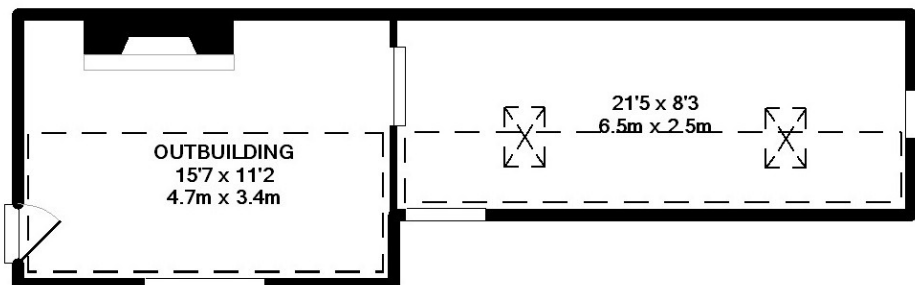
1ST FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Outbuilding) 1546.8SQ.FT. (143.7SQ.M)
(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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SERVICES

Mains electricity, gas, water and drainage.

EPC Rating: n/a

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.

