



‘Our Focus Determines Your Reality’



Talbot Road, The Moor
Hawkhurst
Kent
TN18 4NE



Entrance Hall * Sitting Room * Conservatory * Dining Room
Kitchen * Utility Room * Sun Room
Gym/Games Room with Bar/Workshop/Garage

Four Bedrooms * Family Bathroom * Family Shower Room * W.C.

Gardens * Triple Garage * Office Complex
Decked Terrace with 18' Swimming Pool * Outside Bar
Brick Built Barbeque



SPACIOUS BRICK BUILT BARN

Spacious brick built barn in a sought after tucked away location, at the end of a private drive just off The Moor, enjoying stunning far reaching views across the fields beyond with wrap around gardens of approx. 0.5 acre tbv.

The barn has much to offer in the way of accommodation from a double aspect sitting room with an inglenook fireplace and doors to a conservatory to a dining room with inglenook fireplace and antique bar, a sun room, kitchen, utility room and gym/games room with bar/workshop/garage on the ground floor. Attached outside there is a gardener's w.c./changing room. On the first floor there are three double bedrooms one of which is double aspect, an additional bedroom, family bathroom, family shower room and w.c.

Approached via a lane leading from The Moor onto a gated drive which leads passed the twin offices and the triple showroom style garage to the front of the barn. The attractive wrap around gardens are laid to lawn enclosed with established hedgerows including pond with water feature. There is a decked terrace, ideal for outside entertaining with a brick built barbecue, an outside bar and an 18' swimming pool.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, a Bank, Petrol Station, two 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.

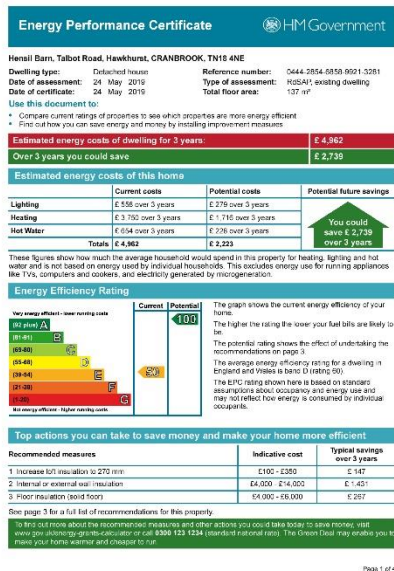
More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

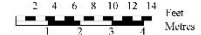
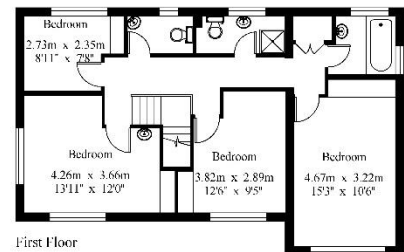
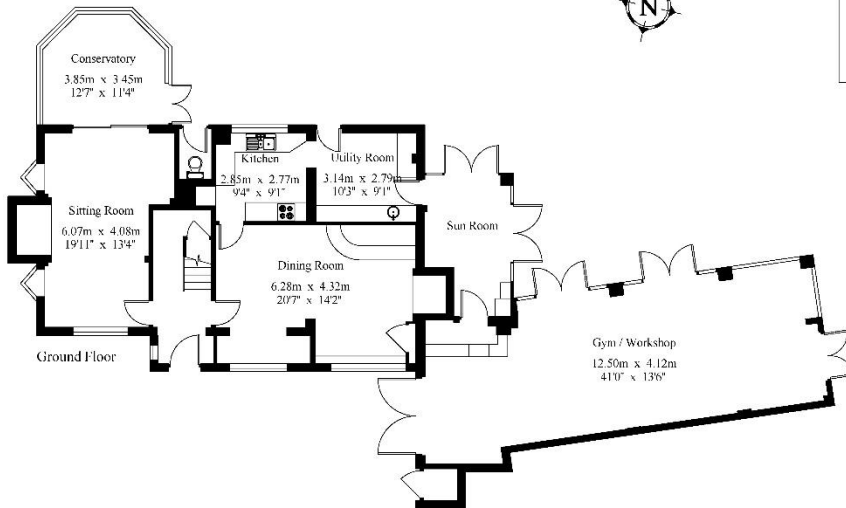
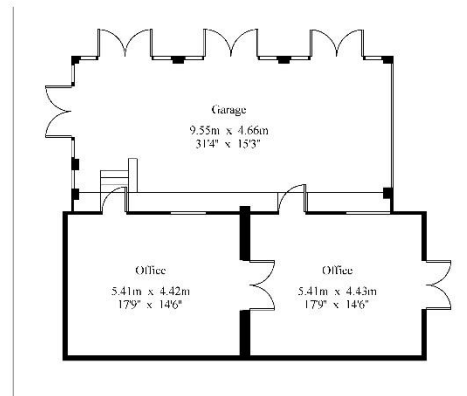
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.

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 Etchingham, approximately 5 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.





House - Gross Internal Area : 241.4 sq.m (2598 sq.ft.)
Office / Garage - Gross Internal Area : 96.6 sq.m (1039 sq.ft.)



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SERVICES

Gas central heating. Mains drainage. Three incoming telephone lines. Sky satellite dish.

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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