



‘Our Focus Determines Your Reality’



Rye Road  
Hawkhurst  
Kent  
TN18 5DW



Reception Hall \* Drawing Room \* Sitting Room \* Family/Work Room  
Study \* Kitchen/Dining Room \* Utility Room \* Cloakroom

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Principal Bedroom Ensuite \* Four Further Bedrooms, One Ensuite  
Family Bath and Shower Room \* Attic Room

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Stunning Mature Garden with Far Reaching Countryside Views  
Double Garage \* Off Road Parking





## SPACIOUS 1930S FAMILY HOME WITH VIEWS

Located on the outskirts of the village of Hawkhurst, a feature of this attractive 1930s family home is the stunning mature garden of just under an acre. The elevated terrace is an ideal location from which to enjoy far reaching views across miles of countryside. Combined with this the property provides well-proportioned accommodation.

With features such as exposed brick fireplaces and bi-fold doors, the well-proportioned accommodation consists of a reception hall, double aspect drawing room with fireplace, sitting room with fireplace, double aspect family/workroom with sink unit and door to outside, a study with bay window, triple aspect kitchen/dining room with bi-fold doors to the terrace, utility room with door to outside and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite bath and shower room, a further double bedroom with bay window and ensuite shower room, three additional bedrooms and a family bath and shower room. A ladder staircase leads to an attic room.

Outside the drive leads to a double garage and provides ample off road parking. The terrace is ideal for enjoying the garden, pond and the views.



## HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, 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 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.







## SERVICES

All mains service connected. Gas fired central heating. Solar PV panels.

EPC Rating: C - full details available on request

Garden firepit will not be staying.

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.



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