



'Our Focus Determines Your Reality'



Talbot Road
Hawkhurst
Kent
TN18 4LU



Entrance Hall * Sitting Room * Dining Room * Cinema Room
Study * Kitchen with Utility Area * Shower Room

Principal Bedroom * Two Further Double Bedrooms
Additional Bedroom * Family Bathroom

Enclosed Garden * Garden Room * Integral Garage
Driveway Parking



UNIQUE DETACHED FAMILY HOME

Occupying an elevated position in The Moor area of Hawkhurst, this unique detached family home comes with a history. The property was built for the local historian Lewis H Waghorn and is reputed to be constructed of materials reclaimed from local places of interest.

Stylishly renovated and presented in immaculate order throughout, the accommodation consists of an entrance hall, wood panelled double aspect sitting room with door to the garden and fireplace with log burning stove, dining room leading through to a conservatory, kitchen with utility area and a shower room on the ground floor.

On the first floor there is a principal bedroom, two further bedrooms and a family bathroom whilst on the lower ground floor there is a cinema room, study and double bedroom; together with access to the integral garage.

Outside the drive is bordered with a brick wall featuring embedded stone mill wheels and provides driveway parking. Steps lead up the side of the garden, which is laid to lawn, to the front door. The rear garden is laid to lawn with a covered terrace, and mature flower and shrub beds. There is a detached garden room which in its current configuration doubles as a man cave/bar.



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 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.





TOTAL APPROXIMATE INTERNAL FLOOR AREA INCLUDING GARAGE AND GARDEN ROOM 2,100SQ. FT. (195,15Q.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)
 (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 floorplan 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

All mains utilities connected. Gas fired central heating.

EPC Rating: tbc – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band E

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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