



'Our Focus Determines Your Reality'



Rye Road
Hawkhurst
Kent
TN18 5DW



Entrance Hall * Sitting Room * Study
Kitchen/Dining Room * Utility Room * Cloakroom
Boot Room * Shower Room

Principal Bedroom Suite * Four Further Double Bedrooms, One Ensuite
Family Bath/Shower Room

Grounds Approximately 1.75 Acres * Outbuilding
Off-Road Parking



SPACIOUS DETACHED FAMILY HOME WITH STUNNING FAR-REACHING VIEWS

Completed in 2002, this attractive barn style family home sits in grounds of approximately 1.75 acres and enjoys far reaching views. The property is one of four in an exclusive development on the outskirts of Hawkhurst. Benefitting from excellent transport links, the property is also located within the much sought after Cranbrook School Catchment Area.

Offering well-proportioned, light filled accommodation consisting of a double aspect entrance hall with bi-fold doors opening to the terrace, a sitting room with fireplace and log burning stove together with doors to the garden, a study, double aspect kitchen/dining room with two sets of double sliding doors which when opened bring outside in; a utility room, boot room, cloakroom and shower room complete the ground floor.

On the first floor there is a galleried landing leading to a principal bedroom suite comprising a double bedroom, two dressing rooms and a bath/shower room, three further double bedrooms, one with ensuite shower room and a family bath/shower room. An additional double bedroom is accessed via a staircase in the boot room and has access to the ground floor shower room.



OUTSIDE

A driveway leads to a brick courtyard and then through to the off-road parking.

Sitting in approximately 1.75 acres, the parklike garden is laid predominantly to lawn bordered with fencing and mature hedging. The lawn is interspersed with a variety of established shrubs and different varieties of trees. A paved terrace is ideal for outside entertaining and enjoys views across the garden and countryside beyond.

Steps lead from one level of the garden to a lower level where there is a studio style outbuilding with power and, again, the far-reaching views.

In the past sheep and alpacas have called the gardens home.



HAWKHURST

Hawkhurst offers a good selection of shops including Waitrose and Tesco supermarkets, a chemist, florist, butcher, baker and gift shops. Other local facilities include a Kino cinema, two doctors' surgeries, opticians, dentists, vets and hairdressers. There are restaurants and country pubs as well as sports clubs including 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 also a number of other excellent private and state schools nearby, such as St Ronans, Dulwich School, Bethany, Kent College and Benenden School.

Situated within easy driving distance to the A21 which provides access to the M25 motorway. Mainline stations may be found at Etchingham, approximately 10 minutes' drive away, with services through Tunbridge Wells to London and also at Marden or Staplehurst with services to London Bridge, Charing Cross and Cannon Street.









The Milton

Gross Internal Area : 321.5 sq.m (3460 sq.ft.)



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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band H

EPC Rating: C

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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