



‘Our Focus Determines Your Reality’



QUEENS COURT
Hawkhurst
Kent
TN18 4JE



Entrance Hall * Sitting Room * Dining Room
Kitchen/Breakfast Room * Cloakroom

Principal Bedroom, Ensuite * Three Further Bedrooms
Family Bathroom

Colour-Filled Garden * Garage/Workshop/Office/W.C.
Off Road Parking



ATTRACTIVE, DETACHED FAMILY HOME

This attractive, detached family home is one of five properties on a private no through road in the village of Hawkhurst. Sitting in charming colour-filled gardens, a bonus with this property is the outbuilding consisting of a garage, office, workshop and w.c. with doors opening into the garden.

The accommodation consists of an entrance hall, sitting room with log burning stove and tri-fold doors opening to the garden, a dining room, double aspect kitchen/breakfast room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and built-in storage, two further double bedrooms, a fourth bedroom which is currently used as a dressing room and a family bathroom.

Approached via a private road, the drive provides ample off-road parking and leads to the garage which is attached to the office, w.c./utility room and workshop. The workshop has double doors opening into the garden. Both the garden to the front and to the rear are a riot of colour. Each have areas of lawn, clipped hedging and well-stocked flower and shrub beds. In addition, the garden to the rear enjoys areas of sheltered terracing.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two local Supermarkets a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few.

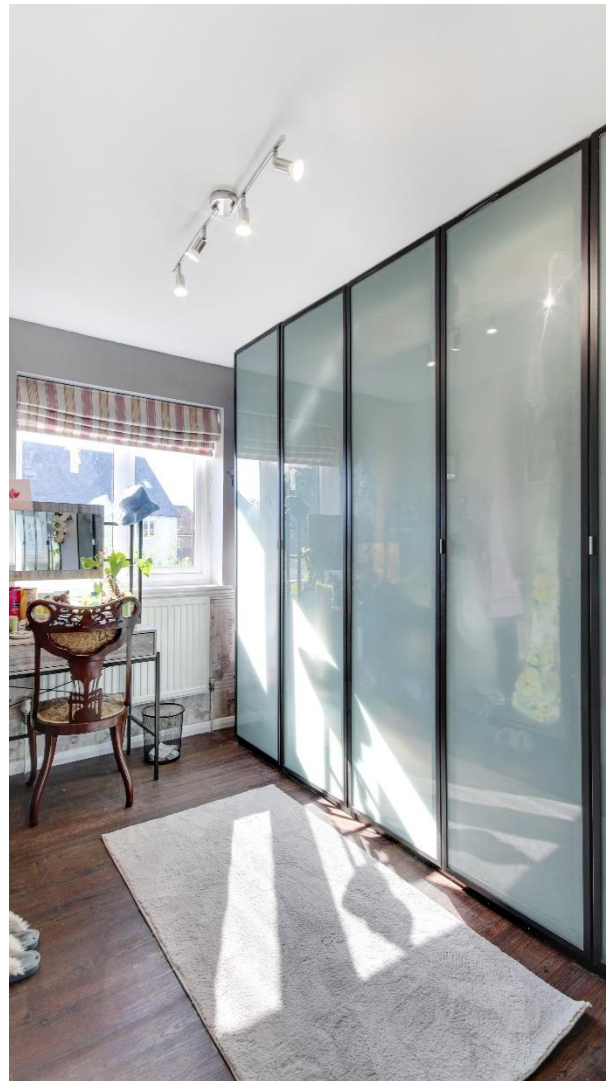
Other local facilities include two doctors' practices, a vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

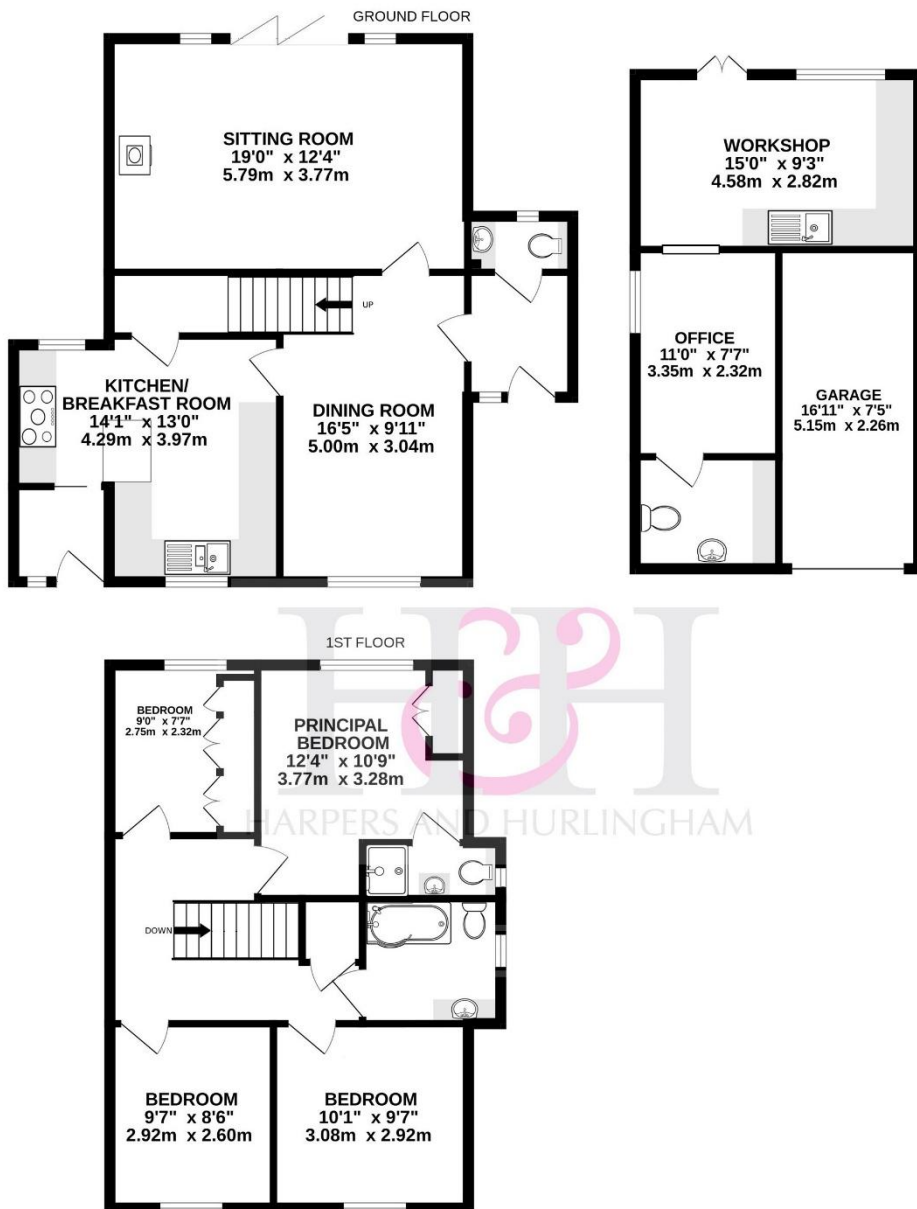
More extensive facilities are available in Tunbridge Wells.

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, St Ronans, and Dulwich School in the area.

Hawkhurst is 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 Staplehurst with services to London Bridge, Charing Cross and Cannon Street, and Etchingham with services through Tunbridge Wells to London.





TOTAL APPROXIMATE INTERNAL FLOOR PLAN - HOUSE 1,256.1SQ.FT. (116.7SQ.M.)
- OUTBUILDING 399.3SQ.FT. (37.1SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(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. Fibre to the property.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C

Maintenance of the road is managed by the 5 householders. There is a common maintenance management account which is currently fully funded. No regular payments.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

