



'Our Focus Determines Your Reality'



Rye Road
Hawkhurst
Kent
TN18 5DA



Entrance Hall * Sitting Room * Kitchen/Breakfast/Dining Room
Laundry * Cloakroom
Principal Bedroom, Ensuite * Further Double Bedroom, Ensuite

Delightful Enclosed Garden * Detached Office with W.C.
Off Road Parking



LIGHT-FILLED SINGLE STOREY HOME

Completed in 2022 this stunning light-filled single storey home occupies a convenient edge of village location. The well-proportioned accommodation enjoys a delightful, enclosed garden, and is complemented by a detached light, airy office with w.c., an ideal commute for those working from home.

The accommodation consists of an entrance hall which opens into the double aspect, vaulted kitchen/breakfast/dining room with doors opening to the garden, the sitting room also via the entrance hall, a principal bedroom with ensuite shower room and doors to the garden, and a further double bedroom with ensuite shower room; a laundry room and cloakroom complete the layout.

Outside there is off-road parking available. Close slat wooden fencing encloses the delightful garden which has an area of lawn, tile terracing, a shingle garden planted with a variety of flowers and shrubs. Also within the garden is the detached home office/treatment room with w.c.



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.

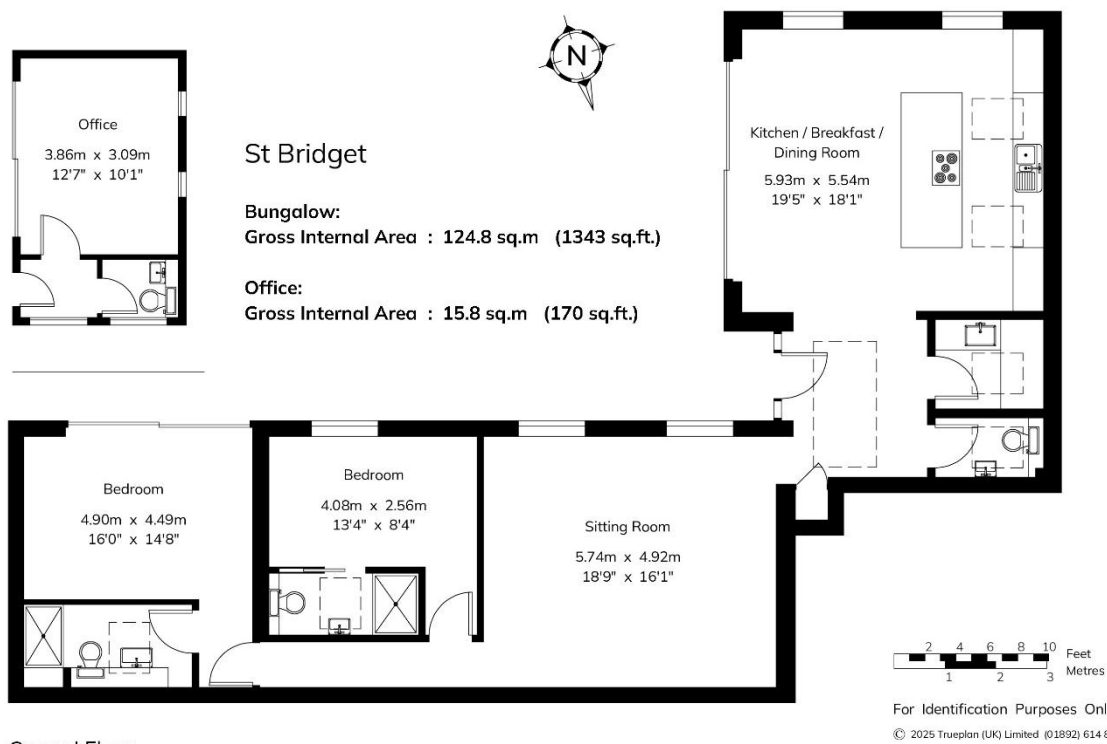
More extensive facilities are available in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

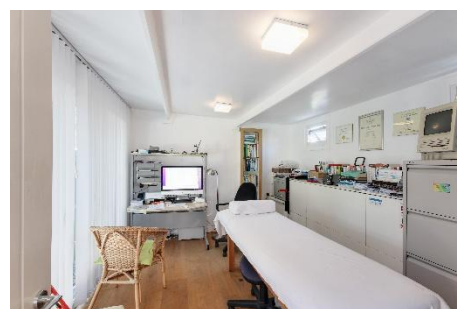
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans, and Dulwich School in the area.

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.





Ground Floor



SERVICES

Mains electricity, gas and water. Gas fired central heating. Private sewage digester.

Tunbridge Wells Borough Council - Council Tax Band E

Predicted 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.

