



Peter
Buswell
Independent Family Estate Agents

With Pretty Views To Front Over Open Fields in Hawkhurst

£325,000

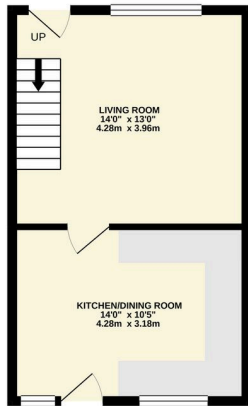
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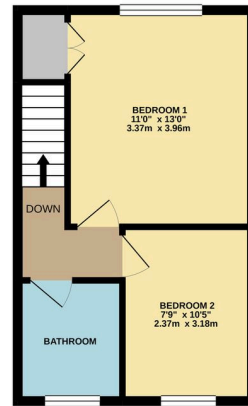
This pretty house is positioned on the historic Moor side of Hawkhurst, offering a charming living space filled with period features and thoughtfully detailed. The living room has wooden floorboards, a stunning Victorian iron working fireplace, and an under-stairs snug with built-in storage. The open-plan kitchen/diner features wooden worktops, a butler sink, and ample space for appliances, a decorative stained glass stable door leading out to the rear garden. Upstairs, the principal bedroom enjoys views across open fields to the front and includes a built-in wardrobe, a generous second bedroom and the family bathroom combining elegance and functionality, with a panelled bath, power shower, and metro-tiled splashbacks. Outside, the rear garden features cobbled paving, a decked seating area, and a lush lawn with raised flower beds, while the pretty front garden completes this picturesque setting. Brimming with character, this delightful home is ready to welcome its next owner.



GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq ft. (61.1 sq m.) approx.
While every effort has been made to ensure the accuracy of the foregoing contained herein, 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 a guide by prospective purchasers. The services of a surveyor are recommended for the best advised use to guarantee as to their capacity or efficiency can be given. www.peterbuswell.co.uk

- TWO BEDROOM CHARACTER HOUSE
- CHARACTER FEATURES INCLUDING A WORKING VICTORIAN FIREPLACE
- KITCHEN/DINER WITH DECORATIVE STAIN GLASS STABLE DOOR TO GARDEN
- SOUTH/EAST FACING REAR GARDEN
- WALKING DISTANCE TO HAWKHURST MOOR & THE COLONNADE SHOPS
- PRETTY COUNTRYSIDE VIEWS TO THE FRONT
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING D
- COUNCIL TAX BAND C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		