



Peter _____
_____ **Buswell**
Independent Family Estate Agents

Set On The Outskirts Of Hawkhurst Village

£875,000

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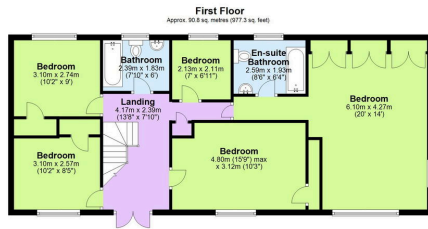
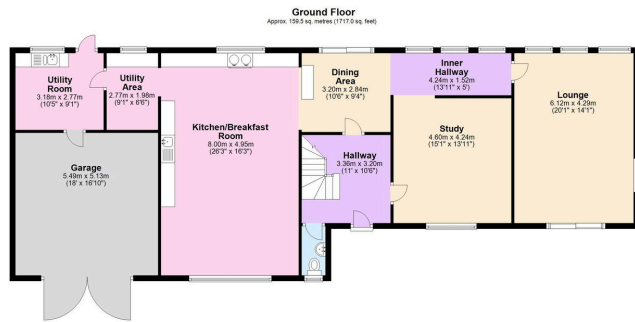


Situated on the outskirts of the charming village of Hawkhurst, this five-bedroom detached family home offers exceptional internal and external space. As you enter through the front door the property welcomes you with a spacious hallway that connects to the principal ground floor rooms. The bright kitchen/breakfast room features an AGA and fitted units with plenty of space for a large family dining room table. This flows into a dining room with patio doors opening onto the rear garden. A utility room with garden access adds convenience, particularly for families and pet owners. The lounge is a highlight, with its wood-burning stove, triple-aspect windows, and patio doors leading to the front garden. Upstairs, the principal bedroom has dual-aspect windows and built-in wardrobes, complemented by four additional bedrooms and family bathrooms. Outside, the partially walled garden is a true delight, featuring an array of hedges, flowers, and shrubs, as well as a patio area perfect for seating and entertaining. With a double garage, ample driveway parking, and a wrap-around garden, this home is the perfect family home.



If You Lived Here: Situated in the picturesque village of Hawkhurst, nestled in the High Weald Area of Outstanding Natural Beauty. This charming location offers a perfect blend of countryside tranquillity and modern conveniences. Transport links are excellent, with the nearby A21 providing direct access to Tunbridge Wells and Hastings, and the M25 within easy reach for journeys to London. The closest train stations, Etchingham and Staplehurst, offer regular services to London Charing Cross and Cannon Street, ideal for commuters. The village itself is rich in amenities, featuring independent shops, cafes, traditional pubs, and a welcoming community atmosphere. For larger shopping needs, nearby Cranbrook and Tunbridge Wells offer a wider range of retail options. Outdoor enthusiasts will appreciate the beautiful walks and activities available, with the High Weald Landscape Trail and Bedgebury National Pinetum and Forest offering miles of scenic trails. Families benefit from excellent local schools, including Hawkhurst Church of England Primary School, Cranbrook School, Marlborough House School, and the village has a medical centre with additional services provided by nearby





Total area: approx. 250.3 sq. metres (2694.3 sq. feet)

- FIVE BEDROOM DETACHED HOUSE
- WRAP AROUND PRIVATE GARDEN
- OFF-ROAD PARKING FOR SEVERAL VEHICLES
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND G
- GENEROUS PRINCIPLE BEDROOM WITH EN-SUITE
- SEPARATE UTILITY ROOM
- DOUBLE GARAGE
- EPC RATING C



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |