

**RUSH
WITT &
WILSON**



**7 The Beeches, Horns Road, Hawkhurst, Kent, TN18 4QJ.
£335,000 Guide Price**

A spacious three bedroom semi-detached family home situated within a quiet residential area of Hawkhurst Village enjoying far reaching southerly views over open countryside. Located in the popular Moor area, the area offers convenient access to the Village amenities, excellent choice of schools in the area and just 4 miles from Etchingham Mainline station. Principle accommodation comprises a bright main living room with contemporary gas fire, further dining room with open fireplace, compact kitchen opening to a boot room complete with utility, cloakroom and delightful conservatory with access to the rear. To the first floor are two generous double bedrooms each enjoying an elevated rural aspect to the rear, further single and well appointed main bathroom suite. Outside enjoys a private south-facing rear garden with paved patio area, laid to lawn with established borders, two sunken ponds, shed and greenhouse all backing onto fields. On street parking is available (subject to availability) located within the in and out bay fronting the roadside. Hawkhurst Village features a colonnade of independent shops, two country pubs, hotels, a digital cinema in a converted lecture hall, and Waitrose and Tesco supermarkets. Additionally the area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont.



Front

Communal path from roadside leading to low level picket gate into front garden, continuation of path to covered entrance, laid to lawn with a variety of planted borders enclosed by picket and panelled fencing, open access and trellised archway leading to side and rear elevations, part glazed external door to front leading into boot room, external light, UPVC front door with decorative leaded viewing pane and matching sidelight window.

Entrance hallway

Carpeted flooring, radiator, power point, ceiling light, straight run carpeted staircase to first floor with storage area below, consumer unit.

Stairs and landing

Carpeted staircase with timber balustrade, access panel to loft with pull down loft ladder, UPVC window to front.

Dining room

13'2 x 8'5 (4.01m x 2.57m)
Internal door, carpeted flooring, ceiling light, UPVC window to rear aspect with radiator below, open fireplace, selection of power points, TV point.

Living room

14' x 13'2 (4.27m x 4.01m)
Internal door, carpeted flooring, ceiling light, UPVC window to rear aspect with radiator below, contemporary gas fire, alcove storage cupboards with built in shelving, power points, TV point.

Kitchen

9'4 x 5'9 (2.84m x 1.75m)
Tile flooring, UPVC window to front aspect, full height glazed door to boot room, utility and adjoining conservatory, ceiling light, radiator, mosaic wall tiling, kitchen hosts a variety of matching base and wall units with shaker style doors beneath wood effect laminated worksurfaces, inset single stainless bowl with tap, above counter power points, spaces for freestanding dishwasher and fridge, inset four ring gas burner with extractor canopy and light oven, eye level BOSCH oven and grill.

Boot room

Tiled flooring open to adjoining conservatory, part glazed external door to front, full height glazed door to kitchen, light, internal door to cloakroom

Utility room

8' x 5'3 (2.44m x 1.60m)
Internal door, tile effect vinyl flooring, internal window to conservatory, alcove with plumbing for washing machine and tumble dryer, power points, base unit with space for below counter freezer, further space for tower fridge / freezer.

Cloakroom

Internal door, tile effect vinyl flooring, painted exposed brickwork, UPVC window to front aspect, high level flush WC, corner hand basin.

Conservatory

9'6 x 9'1 (2.90m x 2.77m)
Tiled flooring, low level brick wall with UPVC windows to side and rear aspect, French glazed doors to rear, power points.

Bathroom

5'9 x 5'4 (1.75m x 1.63m)
Internal door, vinyl flooring, obscure glazed window to side, ceramic wall tiling, chrome heated towel rail, combination vanity unit with push flush WC, panelled shower bath suite with contemporary mixer and rinser attachment, extractor fan.

Bedroom 1

13'2 x 10'5 (4.01m x 3.18m)
Internal door, carpeted flooring, UPVC window to rear aspect enjoying far reaching views, radiator, ceiling light, power points, cupboard with slatted shelving, further cupboard with hanging rail.

Bedroom 2

12' x 11'3 (3.66m x 3.43m)
Internal door, carpeted flooring, UPVC window to rear aspect enjoying far reaching views, radiator, ceiling light, power points.

Bedroom 3

8'8 x 8' (2.64m x 2.44m)
Internal door, carpeted flooring, UPVC window to front aspect, radiator, half height built in cupboard with shelving over the bulkhead, light, power point.

Rear garden

South-facing rear garden predominantly laid to lawn enclosed by high level close board fencing, open access to side elevations with trellised archway to front, gutter-fed water butts, paved seating area led from conservatory, workshop and greenhouse, seating area with two sunken fish ponds with pump-fed water feature, variety of well stocked planted borders and acer tree, planted lavender borders, external power point.

Services

Mains gas central heating system.
Mains drainage.
Local Authority - Tunbridge Wells Borough Council. Band C.
Parking - on street parking is available (subject to availability) located within the in and out bay fronting the roadside.

Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

NOTE - The loft has been insulated with spray foam insulation - please check with your mortgage lender or financial advisor prior to viewing / offering





GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(1-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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