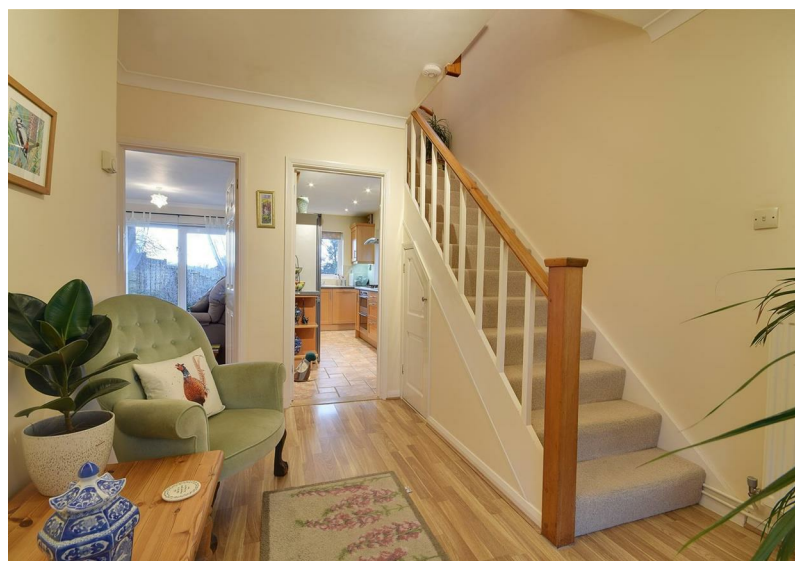


**RUSH  
WITT &  
WILSON**



**12 The Chestnuts, Hawkhurst, Kent, TN18 4NG.  
£349,950 Freehold**

**A spacious three bedroom semi-detached family home located within a highly desirable residential area of Hawkhurst Village. Situated just off 'The Moor' this delightful home enjoys a peaceful setting yet backing onto open fields yet offering convenient access to the Village amenities, excellent choice of schools in the area and just 4.4 miles from Etchingam Mainline station. Principle accommodation to the ground floor comprises an entrance porch and generous reception hall, kitchen with fitted appliances, main living room with sliding doors to the rear terrace and separate dining room. To the first floor are two good sized double bedrooms, further single and well appointed bathroom suite. Here the property enjoys an elevated and pleasant rural aspect to the rear enhancing the property's peaceful setting. Externally benefits from a privately enclosed rear garden with a paved terrace leading onto an area of lawn flanked by established borders, two sheds and side access to the front offering off road parking over hardstanding. 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 within 7 miles of the property including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont.**



**Front**

Parking for two vehicles over area of hand standing to front, area of lawn with mature conifers and close board gate to side elevations.

**Entrance Porch**

9'5 x 4'3 (2.87m x 1.30m)

External glazed door with sidelight window, quarry tile flooring, exposed brick work, further window to side aspect, light, gas meter, obscure glazed door with sidelight window to reception hall.

**Reception hall**

11'5 x 8'9 (3.48m x 2.67m)

Spacious hall with Oak laminate flooring, radiator, turned carpeted staircase to first floor landing with cupboard below and light, ceiling light, double power points, internal doors to Kitchen and main living room, open arch to dining room.

**Stairs and landing**

Turned carpeted staircase and landing, access panel to loft over, window to side aspect.

**Kitchen**

15'9 x 6'7 (4.80m x 2.01m)

Internal door, ceramic tile flooring, UPVC window and external glazed door to side aspect, further window to rear, ceiling down lights, radiator, kitchen hosting a selection of fitted base and wall units with Oak effect shaker style doors beneath stone effect laminated worksurfaces, inset one and half stainless bowl with drainer ant tap, tile splash backs, selection of above counter level power points, wall unit housing HALSTEAD gas boiler, integrated five ring gas hob with oven and grill below, stainless steel extractor canopy with light over, space for freestanding fridge / freezer, under counter space for washing machine, integrated SMEG dishwasher.

**Living room**

16'4 x 10' (4.98m x 3.05m)

Internal door, carpeted flooring, radiator, pendant ceiling lights, UPVC sliding doors to the rear terrace and garden, inset coal effect gas fire with Oak mantel, ceiling down lights, selection of power points, TV and phone point.

**Dining room**

16'6 x 7'4 (5.03m x 2.24m)

Open arch from reception hall, Oak laminate flooring, space for dining table with pendant ceiling light over, UPVC window to front aspect, radiator, wall cupboard housing the consumer unit, selection of power points.

**Bedroom 1**

15'9 x 10' (4.80m x 3.05m)

Internal door, carpeted flooring, window to rear aspect enjoying a pleasant rural outlook over the garden over neighbouring fields, radiator, selection of power points.

**Bedroom 2**

11'3 x 10' (3.43m x 3.05m )

Internal door, carpeted flooring, window to front aspect with radiator below, pendant light, selection of power points.

**Bedroom 3**

12'2 x 6'8 (3.71m x 2.03m)

Internal door, carpeted flooring, pendant light, radiator, window to rear aspect enjoying a pleasant rural outlook over the garden over neighbouring fields, selection of power points.

**Family bathroom**

7'9 x 6'8 (2.36m x 2.03m)

Internal door, tile effect vinyl flooring, obscure glazed window to side, ceiling light, airing cupboard with slatted shelving, radiator, push flush WC, pedestal wash basin with tiled splash back and wall mounted mirror ,panelled bath suite with ceramic wall tiling, power shower and curtain rail.

**Rear garden**

Large paved terrace extending to an area of lawn flanked by planted shrub borders and ornamental trees, low level fence to one end with aspect over neighbouring fields, path to side aspect with external door to kitchen, close board fence with gate to front, two sheds, external tap.

**Services**

Mains gas central heating system.

Mains Drainage.

Local Authority - Tunbridge Wells Borough Council.

Mainline stations available at Etchingham (4.4 miles) or Staplehurst (10.5 miles) both offering a regular service to the City of London.

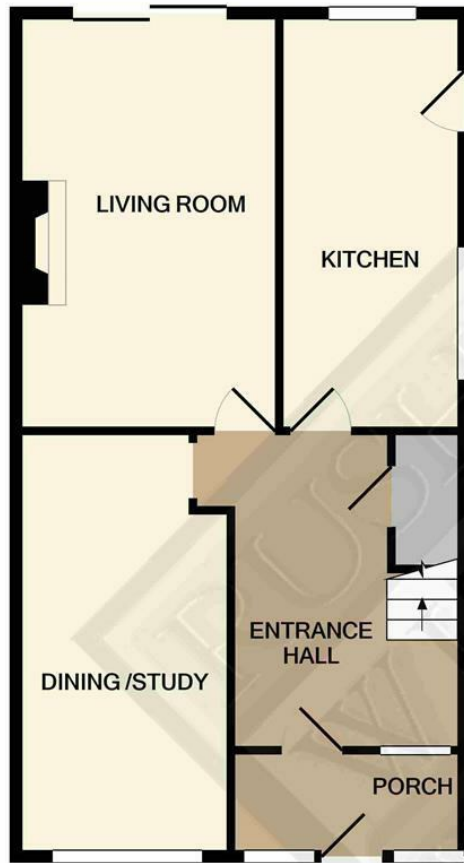
The area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronon's, Benenden and Clarendon.

**Agents note**

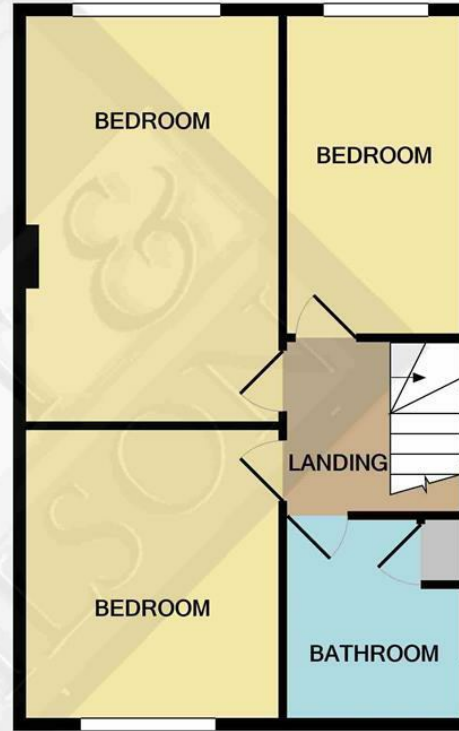
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR  
APPROX. FLOOR  
AREA 546 SQ.FT.  
(50.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 461 SQ.FT.  
(42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1007 SQ.FT. (93.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
57	100		
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales EU Directive 2002/91/EC	

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