

**RUSH
WITT &
WILSON**



**1 Fenex Cottages, Rye Road, Hawkhurst, Kent, TN18 5DR.
£390,000 Freehold**

CHAIN FREE - An attractive two bedroom end of terrace Cottage located on the edge of Hawkhurst Village enjoying a generous woodland garden backing onto private orchards. Conveniently situated just over a mile from the Village High Street's popular amenities this delightful home offers well presented accommodation over two floors comprising a useful entrance porch, main living room with fireplace, central dining hall with external door to the side, kitchen and ground floor bathroom suite, two generous first floor bedrooms each enjoying pleasant rural aspects. Outside benefits from a generous woodland garden enclosed by post and rail fencing with further area of lawn extending to an enclosed courtyard garden. To the front offers off road parking and detached single garage. Hawkhurst Village High Street enjoys a selection of Colonnade shops, popular Kino cinema, restaurants and Waitrose & Tesco supermarkets. The area additionally provides a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont. Mainline rail services to London Charing Cross are available at Etchingham just 5.7 miles away and just a short drive to the A21 with access to Tunbridge Wells.



Front

Shingled driveway to front elevations providing off-road parking extending to a detached single garage, front garden laid to lawn enclosed by panelled fencing with paved path and iron railings leading to entrance porch, external side door to garage with light, trellised fence incorporating gate to side and rear garden, fencing with opening adjacent woodland garden.

Entrance porch

5'8 x 4'7 (1.73m x 1.40m)

Painted front door with viewing pane, inset coir mat, ceiling light, UPVC window to front aspect, painted wall panelled and storage bench, open access to living room.

Living room

13' x 10'8 (3.96m x 3.25m)

Carpeted flooring, pendant light, UPVC window to front aspect, internal ledged and braced door to central dining hall, exposed brick fireplace with tiled hearth, fitted painted bookcases to alcoves, further cupboard housing the consumer unit, power points.

Dining hall

14'1 x 6'5 (4.29m x 1.96m)

Carpeted flooring, painted wall panelling, external glazed door and window to side, space for table and chairs, open access to kitchen, under stair storage cupboard via painted door, carpeted staircase to first floor, internal door to bathroom, power points.

Kitchen

7'7 x 6'5 (2.31m x 1.96m)

Wood effect laminate flooring, UPVC windows to side and rear aspects, ceiling light, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated work surfaces, single stainless bowl with drainer and tap, inset four ring electric hob with stainless steel extractor canopy and light over, fitted oven below, under counter space for washing machine, space for freestanding fridge / freezer, selection of power points.

Ground floor bathroom

8' x 6'6 (2.44m x 1.98m)

Internal ledged and braced door, wood effect laminate flooring, obscure glazed UPVC window to rear, chrome ladder towel rail, wall mounted mirror, ceiling light, push flush WC, vanity unit, panelled bath suite with shower screen and wall mounted rinser attachment, ceramic wall tiling.

Stairs and landing

Carpeted staircase and landing with timber handrail, UPVC window to side elevation with rural aspect, ceiling light.

Bedroom 1

13'6 x 11'3 (4.11m x 3.43m)

Internal door, carpeted flooring, UPVC window to front with rural aspect, feature fireplace with painted brick and timber surround, fitted wardrobes to each alcove via painted doors compete with hanging rails, elect radiator, ceiling light and power points.

Bedroom 2

14'5 x 6'9 (4.39m x 2.06m)

Internal ledged and braced door, carpeted flooring, UPVC window to rear with pleasant rural aspect, electric radiator, storage recess with shelving and adjacent airing cupboard housing hot water cylinder and slatted shelving, power points, access panel to loft.

Rear garden

Privately enclosed area of lawn to side elevations enclosed by panelled fencing and mature hedgerow to rear, plum slate chipping path leading to trellised fence with access to garage and front, continuation of path to enclosed courtyard garden / seating area to rear, adjacent 'woodland garden' enclosed by specimen trees and chestnut post and rail fencing with additional stock proof fencing.

Detached garage

16'6 x 9'9 (5.03m x 2.97m)

Manual up and over door to front, external door to side, power points and lighting, fitted wall units.

Services

Private drainage system - Septic tank shared amongst the four Cottages.

Electric heating.

Local Authority - Tunbridge Wells Borough Council. Band C.

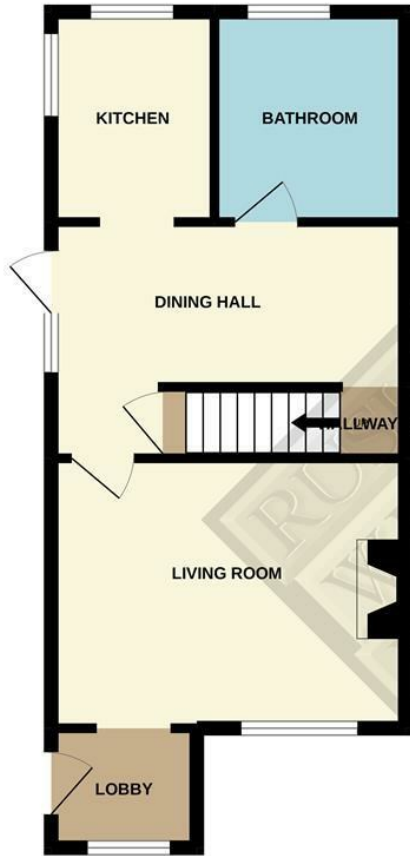
Agents note

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.

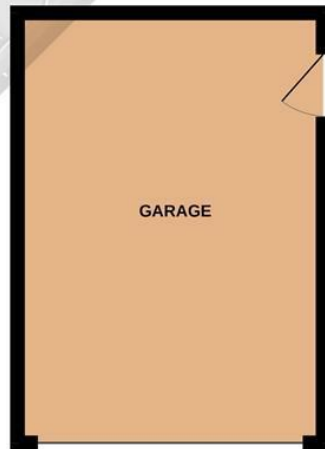
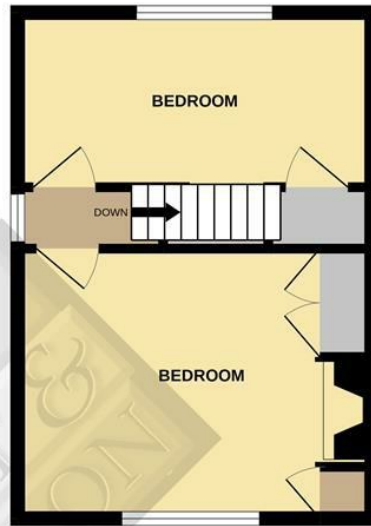




GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

DETACHED GARAGE
211 sq.ft. (19.6 sq.m.) approx.

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		Environmental impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	78	England & Wales
		38	EU Directive 2002/91/EC

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