

**RUSH
WITT &
WILSON**



**1 Warwick House, Cranbrook Road, Hawkhurst, Kent, TN18 4AS.
£450,000 OIEO**

A substantial Victorian four bedroom semi-detached house offering incredibly spacious and versatile living accommodation arranged over four floors providing an excellent family living space conveniently located to Hawkhurst High Street's popular amenities. The property enjoys five reception rooms comprising a large lower ground floor level considered an ideal office / work from home space with adjacent store rooms which can easily be adapted to create further living space, ground floor main living room with open fireplace, family / playroom, central dining room with wood burning stove with access to a useful utility & cloakroom and spacious kitchen to the rear with adjoining 16' conservatory. To the first floor are three principle double bedrooms each with feature fireplaces and fitted wardrobes to the master, further cloakroom and traditional style family bathroom suite with shower and freestanding bath. The second floor provides an optional double aspect attic bedroom. Outside offers a private and level rear garden enjoying a westerly facing aspect with a brick terrace leading to an area of lawn with greenhouse and two off road parking spaces available to the front. Situated within close proximity to the High Street's colonnade shops, Tesco & Waitrose supermarkets, popular Great House restaurant and popular Kino cinema. The property also is with easy access to the A21 and a short drive from Etchingham or Staplehurst mainline stations each offering a regular service to London.



Front

Brick drive to front providing off road parking for two vehicles, turned brick path to painted hardwood front door with external light, further steps and external door to conservatory.

Entrance hall

Painted hardwood front door, pine flooring, radiator, ceiling light, cornice, wall thermostat, internal half glazed door with steps to lower ground floor reception room, turned carpeted staircase to the first floor level,

Living room

16'2 x 14'4 into bay (4.93m x 4.37m into bay) Internal four panel Pine door, carpeted flooring, UPVC bay window to front aspect with radiator below, further window to side aspect, ceiling light with rose, feature cornice and picture rail, open cast iron Victorian fireplace with tiled hearth, selection of power points, TV point.

Family room

13'7 x 10'5 (4.14m x 3.18m) Internal Pine four panel door, Pine flooring, UPVC French doors to rear elevations, radiator, ceiling light and cornice, exposed brick fireplace with hardwood surround and quarry tile hearth, selection of power points.

Dining room

11'5 x 11' (3.48m x 3.35m) Internal four panel Pine door, Pine flooring, window to side aspect, ceiling light with rose, open access to kitchen to rear, further internal Pine door to utility room, freestanding cast iron wood burning stove over a tile hearth, power points.

Utility room

8'5 x 7'8 (2.57m x 2.34m) Internal four panel Pine door, Pine flooring, ceiling down lights, internal Pine door to conservatory with decorative viewing pane, wall mounted Potterton gas boiler, window to side aspect, radiator, fitted base unit with shaker style doors with timber work surface over incorporating one and half bowl with drainer and tap, tile splash backs and selection of above counter level power points, under counter space for washing machine, space for freezer, further internal door to cloakroom.

Cloakroom

Internal door from utility room, Pine flooring, obscure window to front, ceiling light, consumer unit, pedestal wash basin, chrome heated towel rail, tile splash backs, traditional style WC.

Kitchen

13' x 9'6 (3.96m x 2.90m) Open access from dining room, ceramic tile flooring, window to rear aspect, further obscure glazed window to side aspect, internal timber glazed French doors to conservatory, ceiling down lights, kitchen hosts a selection of fitted base and wall units with traditional style shaker doors with wood block worksurfaces over, inset stainless steel double basin with rinser attachment, tile splash backs with a selection of above counter level power points, under counter space for dishwasher, space for freestanding fridge / freezer, range style oven with five ring gas hob, tile splash back and extractor canopy with light over.

Conservatory

16'8 x 9'7 (5.08m x 2.92m) Internal timber glazed doors from kitchen, decorative tile flooring, window and external door to front elevations, space for dining table, two further windows and French glazed doors to the rear garden, series of wall lights, internal pine door with decorative leaded viewing pane to utility room, power points.

Stairs to lower ground level reception

Internal Pine glazed door from hallway, painted steps to lower ground floor reception room

Lower ground floor reception room

21'6 x 16' (6.55m x 4.88m) Open plan room with carpeted and exposed timber flooring, sash window to side elevations, selection of ceiling lights, double fronted bay windows and external door to front elevations, painted panelling, removable stud partitional stud wall to adjacent store room, selection of power points, Tv point, fitted counter top with circular stainless bowl, below and above counter level power points, under stair storage cupboard via door.

Storage room

15'9 x 11' (4.80m x 3.35m) Double fronted with bay windows and external door

to front elevations, removable stud partitional stud wall to adjacent reception room, ceiling light, power points.

Storage room 2

16' x 10'1 (4.88m x 3.07m) Open access from front storage room, carpeted flooring, ceiling strip light, power points.

Stairs to first floor landing

Tuned carpeted staircase to first floor landing with Pine balustrade, window to side, radiator, ceiling light, further staircase to second floor attic bedroom, power points.

Bedroom 1

13'7 x 12'3 (4.14m x 3.73m) Internal four panel Pine door, carpeted flooring window to front aspect, further window to side with radiator below, exposed brickwork feature wall, feature cast iron fireplace, TV point, selection of power points, fitted wardrobes complete with hanging rails and shelving.

Bedroom 2

11'5 x 11'2 (3.48m x 3.40m) Internal four panel Pine door, carpeted flooring, window to rear aspect with radiator below, cornice, cast iron feature fireplace, selection of power points, airing cupboard housing hot water tank with slatted shelving.

Bedroom 3

11'7 x 11'6 narrowing to 7'6 x (3.53m x 3.51m narrowing to 2.29m x) Internal Pine four panel door, carpeted flooring, window to rear aspect with radiator below, feature cast iron fireplace, selection of power points, cornice.

Cloakroom

Internal Pine door, Pine flooring, decorative leaded window to front aspect, push flush WC, ceiling down lights, ceramic wall tiling, radiator.

Family bathroom

8'3 x 7'8 (2.51m x 2.34m) Internal four panel Pine door, Pine flooring, traditional style radiator, obscure window to rear aspect, ceiling down lights, freestanding bath suite with traditional style fittings, pedestal wash basin, extractor fan and

shaver point, corner shower enclosure with screen doors, ceramic wall tiling and Bristan thermostatic shower.

Stairs to attic 4th bedroom

5.18m narrowing to 4.32m x 3.53m Carpeted staircase from first floor landing

Bedroom 4

17' narrowing to 14'2 x 11'7 (5.18m narrowing to 4.32m x 3.53m) Internal Pine ledged door, low level eaves storage cupboards, laminate flooring, window to side aspect with radiator below, ceiling down lights, central chimney breast, Velux style window to rear aspect, access panel to loft, power points.

Rear garden

Private rear garden enjoying a west facing aspect, brick terrace with steps to a level area of lawn enclosed by panelled fencing and mature hedgerow, wrought iron gate to side leading to front, further brick paved area to side, greenhouse.

Services

Mains gas central heating system.
Mains drainage.
Local Authority - Tunbridge Wells Borough Council.
Note - Flying freehold from adjoining property over lower ground floor level storage room only.
Lower ground floor level benefits from approved permissions for conversion of former shop to two one bedroom self contained flats - planning ref 17/02569/FULL

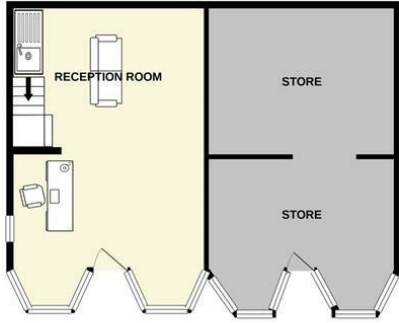
Agents note

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.

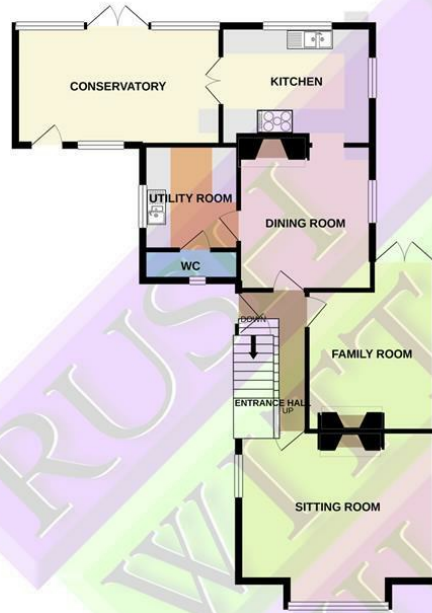




LOWER GROUND FLOOR



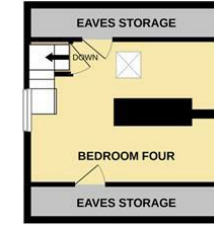
UPPER GROUND FLOOR



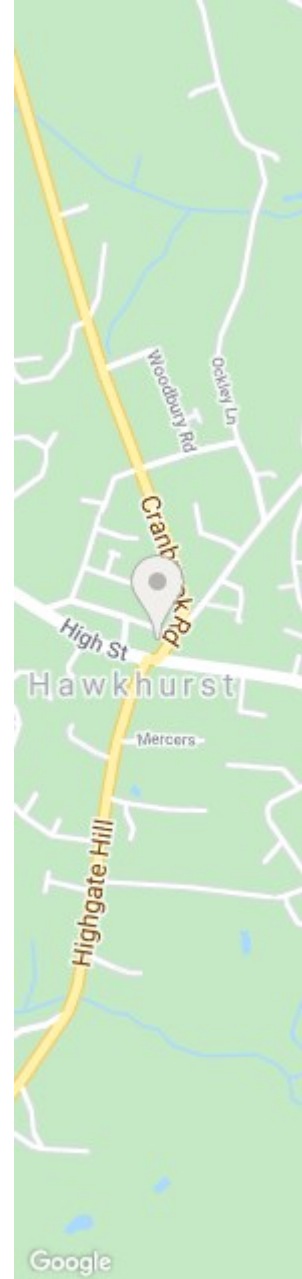
1ST FLOOR



2ND 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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