

**RUSH  
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**Ivy House, Oakfield, Hawkhurst, Kent, TN18 4JR.  
£625,000 Freehold**

A handsome Georgian style four bedroom detached family home located within a highly desirable position of Hawkhurst Village providing convenient access to the popular High Street amenities. Constructed in 2005 hosting an array of elegant features, this delightful home has also much improved by the present owners to now enjoy a bright and well balanced living space arranged over two floors comprising a well-lit dining hall, ground floor wc, generous double aspect living room with French doors to the rear garden, stylish kitchen/breakfast room and separate utility. A spacious landing serves four principal bedrooms comprising three doubles, and further single or study, with fitted wardrobes to the master bedroom complimented with en-suite shower room in addition to the main bathroom suite. Externally the property enjoys a private and well tended east-facing rear garden with Indian sandstone paved terrace overlooking the main body of lawn with part-wooded backdrop complete with useful garden shed to the side elevations. To the front the property is approached via a privately gated entrance providing ample off road parking and attached garage. The property is conveniently located to the high streets colonnade shops, Tesco & Waitrose supermarkets, various restaurants, popular Kino Cinema, well regarded village primary school. The A21 is within close proximity and just 5 miles from Etchingham mainline station offering a regular service to London Charing Cross. CSCA.



### **Covered Entrance**

Painted hardwood front door leading into:

### **Dining Hallway**

17' x 19'4" narrowing to 9'3" (5.18m x 5.89m narrowing to 2.82m )  
Inset coir matting, staircase with ornate pine balustrade extending to the first floor accommodation, alarm panel, double radiator, space for dining table and chairs with pendant lighting above, double glazed sash casement to the front, recessed downlights, understairs storage cupboard, further radiator to one end, built-in cupboard via double timber doors, internal door to:

### **Living Room**

19'3" x 11'3" (5.87m x 3.43m )  
Double glazed sash casement to the front aspect, two double radiators, French doors with side light window leading directly onto the rear terrace and gardens, fireplace housing a cast iron wood burning stove over a limestone hearth.

### **Cloakroom/WC**

Timber effect karndean flooring, obscure double glazed window to the rear aspect, vanity unit with ceramic basin and cupboard below, tiled splashback, low level radiator, push flush wc.

### **Kitchen/Breakfast Room**

14' x 11'2" (4.27m x 3.40m )  
Stone effect tile flooring, French doors leading to the rear terrace, sash window to the rear, recessed downlights, space for breakfast table and chairs, fitted base and wall units with contemporary high gloss doors which sit beneath quartz countertops with matching upstands, inset one and a half stainless Franke basin with drainer and tap, four ring Neff induction hob, coloured glass and

splashback with stainless steel extractor canopy and light above, integrated Neff dishwasher, integrated Neff microwave oven and double oven below with slide and hide drawer, alcove for free standing fridge/freezer, integrated wine rack, soft close pan drawers and cutlery drawers, wall unit under lighters and column radiator., door to:

### **Utility Room**

6'5" x 5'2" (1.96m x 1.57m )  
Tile effect laminate flooring, part glazed external double glazed external door to the side, recessed downlights and extractor, consumer unit, fitted base and wall units to match the kitchen with high gloss doors with quartz countertop, single stainless bowl with drainer and tap, undercounter space for washing machine.

### **First Floor**

#### **Landing**

Sash casement to rear, radiator, access panel to loft, cupboard housing pressurised heating system.

#### **Master Suite**

11'3" x 19'4" narrowing to 10'9" (3.43m x 5.89m narrowing to 3.28m )  
Sash casement window to front, radiator, twin double wardrobes via double doors with hanging rails and shelving above, door to:

#### **En-Suite Shower Room**

5'7" x 8' (1.70m x 2.44m )  
Stone effect tile flooring, obscure window to rear, floor to ceiling wall tiling, recessed downlights, contemporary vanity unit with twin pull out drawers below, push flush wc, anthracite heated towel radiator, double shower enclosure with ceramic wall tiling, concealed mixer with shower niche.

### **Bedroom Two**

11'2" x 10' (3.40m x 3.05m )  
Sash casement window to rear, radiator below.

### **Family Bathroom**

7'5" x 6'8" (2.26m x 2.03m )  
Wood effect vinyl flooring, obscure window to side, ceiling downlights and extractor and ceramic wall tiling, push flush wc, pedestal wash basin, panelled bath suite with shower screen, traditional mixer taps and rinser attachment, heated towel radiator, shaver point.

### **Bedroom Three**

8'7" x 12'3" (2.62m x 3.73m )  
Sash casement window to front, radiator.

### **Bedroom Four/Study**

8'2" x 8'6" (2.49m x 2.59m )  
Sash casement window to front, radiator, built-in cupboard via a timber door with hanging rail and shelving.

### **Outside**

#### **Front Garden**

Double high level wrought iron gates leading into a shared driveway with the adjacent property which leads to off road parking for several vehicles to the front, laid to level lawn with block paved pathway from drive extending to the main entrance, specimen copper beech tree, driveway extends to a detached single garage, external lighting. To the side there is high level fence incorporating gate with an Indian sandstone pathway leading to the rear gardens, storage area for the bins.

#### **Rear Garden**

Full width Indian sandstone paved terrace with the rear garden enjoying a south east facing orientation, predominately laid to lawn enclosed by mature and established tree

boundaries, high level close-board fencing, paved seating area, external lighting, planted borders hosting a variety of rhododendrons, specimen holly and cherry laurel, further terrace to the side with log store and garden shed, air source heat pump system, external door into the utility, external tap, door leading into:

### **Garage**

19'6" x 11' (5.94m x 3.35m )  
Electrically operated up and over door to the front, boarded loft space, power supply and lighting.

### **Services**

Mains drainage & air source heat pump heating system.

### **Agents Note**

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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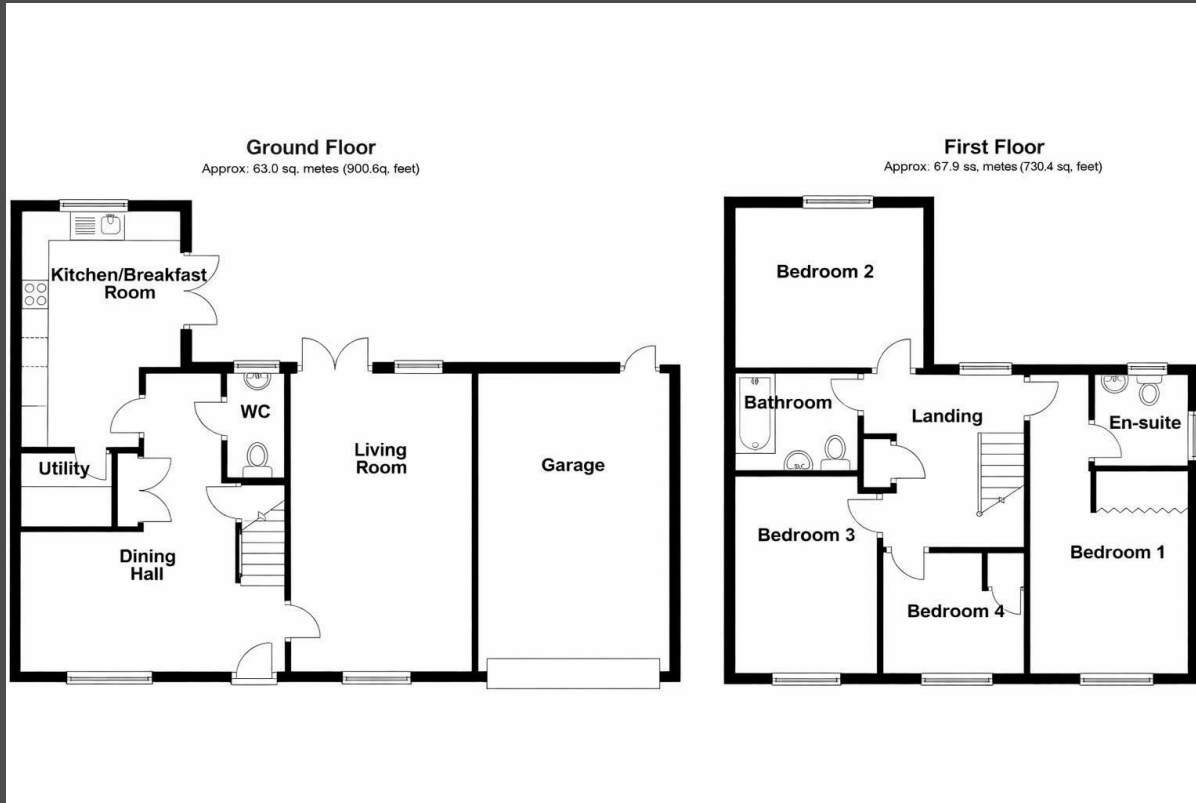
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	50	61	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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