

**RUSH
WITT &
WILSON**



**4 Highgate Hill, Hawkhurst, Kent, TN18 4LB.
£485,000 Guide Price.**

CHAIN FREE - An attractive three bedroom attached Edwardian family home located with close proximity to Hawkhurst High Street with far reaching views over farmland. This delightful home offers bright and airy accommodation throughout comprising a 14' main living room with bay window and cast iron-wood burning stove, further central dining room with stripped pine flooring and open to access to a 16ft fitted kitchen / breakfast room to the rear with French doors to the rear garden. To the first floor offers a generous master bedroom with bay window and feature fireplace, well appointed main family bathroom suite, further spacious double bedroom and additional single or optional office space enjoying a pleasant rural aspect to the rear. Outside enjoys a private westerly-facing rear garden with raised deck seating area and open area of lawn with shed and off road parking for two vehicles to rear. 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. The property is also within close proximity to the A21 and just 4.8 miles from Etchingam railway station providing a regular service to London Charing Cross.



Front

Area of lawn to front enclosed by low level brick wall and close board fencing, variety of planted shrub borders, specimen Birch tree, flagstone path leading to a covered entrance, external lighting, UPVC front door with obscure viewing pane, driveway to side elevations leading to parking area to rear.

Dining room

14'8 x 13'2 (4.47m x 4.01m)

Accessed via UPVC front door, transom window over, stripped pine flooring, carpeted staircase to first floor landing with storage cupboard below, ceiling down lights, UPVC window to rear aspect, radiator, internal door to living room, open access and step down to kitchen / breakfast room, selection of power points, thermostat, boiler cupboard via painted door.

Living room

14'4 x 13'3 (4.37m x 4.04m)

Internal painted four panel door, continuation of the pine stripped flooring, UPVC bay window to front aspect, radiator, ceiling down lights with dimmer controls, cast-iron wood burning stove over a polished slate hearth, low level cupboard adjacent housing the consumer unit, selection of power points, TV point.

Stairs and landing

Carpeted staircase and landing, painted balustrade, UPVC window to side aspect, access panel to loft over

Kitchen / breakfast room

16'3 x 8'9 (4.95m x 2.67m)

Open access and step down from dining room, ceramic tile flooring, UPVC windows to each side aspect, full height glazed doors to the rear decking terrace and garden, ceiling down light, space for breakfast table to one end, column radiator, selection of power points, kitchen hosts a variety of matching base and wall units with sage green shaker style doors beneath Oak block work surfaces with matching upstand, inset one and half ceramic basin with drainer and tap, under mounted BEKO dishwasher, integrated fitted 50/50 fridge / freezer, fitted Britannia range style over with six ring gas burner, stainless steel splashback, extractor canopy and light over.

Bedroom 3

9'7 x 9'8 (2.92m x 2.95m)

Internal door, carpeted flooring, UPVC window to rear and side aspects enjoying an elevated and pleasant outlook over open countryside, power points, pendant light.

Bathroom

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

Internal door, engineered Oak flooring, obscure UPVC window to side aspect, access panel to loft, wall mounted wash basin with splashback, push flush WC, corner shower enclosure with screen, porcelain wall tiling and shower mixer, panelled bath suite with central taps, chrome heated towel rail.

Bedroom 2

12'5 x 9'4 (3.78m x 2.84m)

Internal door, carpeted flooring, UPVC window to rear aspect, radiator, pendant light, power points with dimmer controls.

Bedroom 1

14'4 x 14' (4.37m x 4.27m)

Internal door, carpeted flooring, UPVC bay window to front aspect, radiator, feature cast iron fireplace, power points, pendant light with dimmer controls.

Rear garden

Private westerly facing rear garden led from a raised deck seating area from the rear elevations, pleasant rural backdrop over open fields, close board fence incorporating gate to side elevations,, shingled area with covered log store, external tap, concrete path adjacent to area of lawn enclosed by high high level close board fencing, selection of established trees, shed to far end with low level gate to parking area.

Parking

Space for two vehicles over hard standing to rear, low level gate to rear garden.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band D.

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



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		England & Wales	EU Directive 2002/91/EC	

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