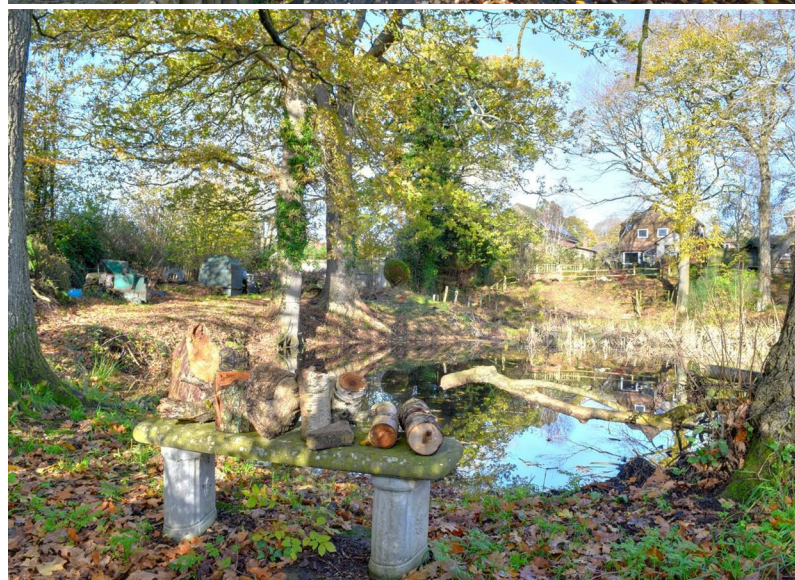


**RUSH  
WITT &  
WILSON**



**Tangle Wood, Copthall Avenue, Hawkhurst, Kent, TN18 4LR.  
£650,000 Guide Price.**

**NO CHAIN - An incredibly spacious three bedroom detached chalet style residence set with 0.50 acre of established woodland gardens with large pond located within a stone's throw from Hawkhurst Village High Street. Considered in need up general updating throughout this delightful home offers vast scope and potential to enhance further currently enjoying over 1800 square feet of versatile living accommodation over two floors. Principal living currently comprises a spacious 15ft living room with open fireplace, ground floor bedroom, shower room and WC, 25ft I-shape sitting / dining room with further open fireplace and shaker style kitchen to the rear. To the first floor enjoys a two further generous double bedrooms including a master with useful dressing area of work from home space in addition to a large family bathroom suite. Externally the property offers a truly unique and private woodland garden enjoying a south-facing orientation hosting a variety of specimen trees and established pond with delightful perimeter walkway hosting a variety of peaceful seating areas, summer house, garden shed and two detached workshops. To the front offers ample off road parking via a gated entrance. The property is situated within close proximity to the Historic Moor and comfortable walking distance to the Village High Street with its selection of Colonnade shops, popular Kino cinema, restaurants and Waitrose & Tesco supermarkets. The local area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont with the added benefit of falling within Cranbrook Schools catchment area. A regular mainline rail service to London Charing Cross is available at Etchingam just 4.9 miles away and just a short drive to the A21 with access to Tunbridge Wells.**



## Front

Private driveway to front and side elevations accessed via five bar gated entrance, front garden laid to lawn with high level brick wall incorporating gate to rear, side enclosed by close board fencing, further high level gate with access to rear, external tap and light, entrance porch to side elevations accessed via glazed timber double doors.

## Entrance porch

3'7 x 3'5 (1.09m x 1.04m)

External glazed double door to side elevations, ceiling light, further internal part-glazed door to hallway.

## Hallway

16' x 6'6 (4.88m x 1.98m)

Carpeted flooring, turned carpeted staircase to first floor accommodation, internal leaded light window to the dining room, radiator, built in cupboards below staircase complete with shelving, power points, phone point.

## WC

Internal door, decorative tile effect vinyl flooring, obscure window to side aspect, radiator, push flush WC, light.

## Shower room

6' x 5'7 (1.83m x 1.70m)

Internal glazed door, decorative tile effect vinyl flooring, obscure UPVC window to side aspect, ceiling downlights, radiator, pedestal wash basin, bidet, shower enclosure with shower curtain and rail, extractor fan.

## Bedroom 3

10'5 x 9'6 (3.18m x 2.90m)

Internal glazed door, carpeted flooring, UPVC windows to front and side aspects, radiator, light, power points.

## Living room

15' x 12'3 (4.57m x 3.73m)

Internal glazed door, carpeted flooring, UPVC windows to front and side aspects, radiator, pendant light, cornice and ceiling rose, open fireplace with cast iron surround and marble hearth, vanity unit, power points, wall lights.

## Sitting / dining room

25' x 23'2 (l-shaped room) (7.62m x 7.06m (l-shaped room))  
Open access from hallway, window to each aspect, further bay window to rear, open fireplace with stone hearth and

surround, radiator, space for dining table and chairs, internal leaded light window to hallway, power points, TV point, open archway to kitchen, built in larder cupboard with shelving and window to side aspect.

## Kitchen

15'9 x 7'1 (4.80m x 2.16m)

Open access from sitting / dining room, ceramic tile flooring, recess from freestanding fridge / freezer, UPVC window to rear, two further windows to side aspect, ceiling strip light, part glazed external door to lean to porch, wall mounted Ideal gas boiler, kitchen hosts a variety of matching base and wall units with shaker style doors beneath quartz counter tops, inset double stainless bowls with taps, tile splashbacks with a variety of above counter level power points, breakfast bar to one end with radiator below, inset four ring BEKO hob.

## Lean to porch

8' x 4'2 (2.44m x 1.27m)

Part glazed door from kitchen, timber frame with windows to side and glazed door to rear, power and light.

## Stairs and landing

Carpeted staircase and first floor landing, access panel to loft with pull down ladder, light, airing cupboard housing the hot water tank complete with slatted shelving, further eaves cupboard with light.

## Bedroom 2

12'5 x 11'3 (3.78m x 3.43m)

Internal part-glazed door, carpeted flooring, UPVC window to front with radiator below, light with ceiling fan, power points, TV point.

## Bathroom

16'1 x 6' (4.90m x 1.83m)

Stained glass door with matching sidelight window from landing, tile effect vinyl flooring, Velux style window to front aspect, further obscure window to side, Velux window to rear, tiled panel bath suite with traditional style taps to one end, ceramic wall tiling, radiator, corner shower enclosure via screen doors and concealed mixer with shower seat, vanity unit with shaker style cupboards, inset basin and taps, high level flush WC.

## Bedroom 1

11'6 x 10'6 (3.51m x 3.20m)

Internal glazed door, carpeted flooring, two UPVC windows to rear aspect enjoying a beautiful vista over the garden, pond and wooded backdrop, radiator, ceiling light with fan, half height built in cupboards via timber doors complete with shelving, open access to dressing area, wall lights.

## Dressing room

13'1 x 4'8 (3.99m x 1.42m)

Open access from bedroom, carpeted flooring, power point and light, Velux windows to front and rear aspects.

## Rear gardens

Paved terrace to rear elevations with access to workshops and gated access to front, steps to a small area of lawn enjoying an elevated vista over a large woodland garden enjoying a private south facing orientation backing onto fields with large pond and woodland perimeter walkway, summerhouse, raised paved seating area with seated arbour, garden shed.

## Workshop 1

20'1 x 9'2 (6.12m x 2.79m)

Concrete panel construction, two windows and external door to side, power points, light.

## Workshop 2

18'2 x 8'8 (5.54m x 2.64m)

Concrete panel construction, external doors to front and side, power points, light.

## Services

Mains gas central heating system.

Mains drainage.

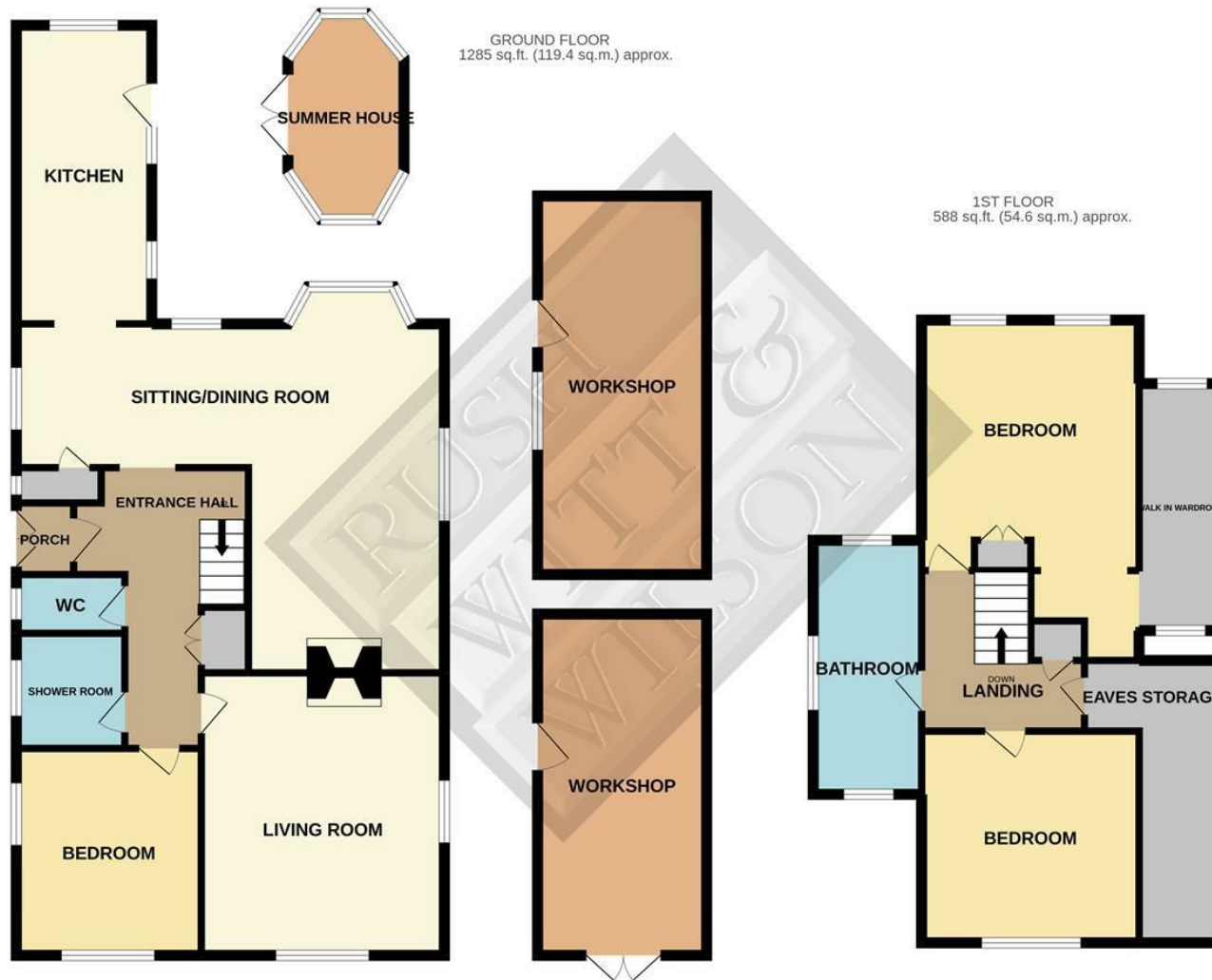
Local Authority - Tunbridge Wells Borough Council. Band E.

## 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.







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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77	77		

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