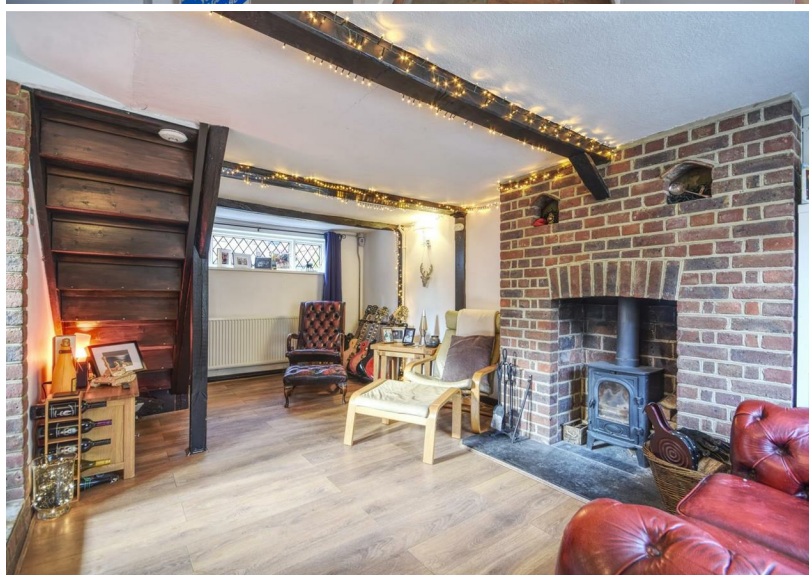


**RUSH
WITT &
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**1 Queen Cottage, Queens Road, Hawkhurst, Kent, TN18 4HH.
£325,000 Freehold**

An attractive two bedroom attached un-listed Cottage located just off Hawkhurst's bustling High street providing striking distance to the popular colonnade boutique shops, Kino cinema, choice of restaurants and both Tesco and Waitrose supermarkets. This delightful home offers a wealth of period features and charm throughout comprising a through living / dining room with exposed brick fireplace and wood-burning stove, bright double aspect galley kitchen with stable door to the garden, triple aspect master bedroom with vaulted ceiling, well appointed main bathroom suite and further good sized single bedroom or optional work from home office. Outside enjoys a south-facing and privately enclosed courtyard garden with newly installed close board fencing, pergola covered seating area and a variety of planted raised beds. The local area provides a variety of independent Prep and senior schools including Cranbrook, Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont. Mainline rail services to London Charing Cross are available at Etchingham Station just 5.3 miles away and just a short drive to the A21 with access to Tunbridge Wells.



Front

Painted picket gate to front elevations incorporating low-level gate to entrance, brick edged shingled path to front for potted plants, external PIR light, painted hardwood front door.

Living / dining room

17'7 x 10'5 narrowing from 9' (5.36m x 3.18m narrowing from 2.74m)

Hardwood front door, Oak effect laminate flooring, radiator, bay timber window to front aspect with painted timber sill, exposed brick fireplace housing a cast-iron wood burning stove over a slate hearth, wall unit housing the electrics, exposed joinery, step and open access to kitchen, selection of power points and TV point, series of wall lights. letterbox style timber to rear aspect, space for table to one end, carpeted staircase to first floor, further radiator.

Kitchen

17'5 x 6' (5.31m x 1.83m)

Open access from living room, stone flooring, timber bay window to front aspect, further window and external stable door to courtyard garden to side, wall mounted Potterton gas boiler, exposed joinery, radiator, alarm panel, kitchen hosts a variety of fitted base and wall units with matching shaker style doors beneath Oak block worksurfaces, inset one and half ceramic basin with drainer and swan neck tap, tile splashbacks and selection of above counter level power points, space for freestanding oven, stainless steel extractor canopy and light over, under counterspace for washing machine and fridge.

Stairs and landing

Carpeted staircase and landing with exposed joinery, step to master bedroom.

Master bedroom

18'5 x 6'6 (5.61m x 1.98m)

Ledged and braced door with obscure viewing pane, timber balustrade, Oak effect laminate flooring, vaulted ceiling with exposed joinery, low level window to front, radiator, further window to side and Velux style window to rear, access to boarded loft space via high level timber door, selection of power points, TV point, series of wall lights.

Bathroom

11'2 x 7' (3.40m x 2.13m)

Internal door, white wash effect laminate flooring, window to rear aspect, ceramic wall tiling, exposed joinery, push flush WC and pedestal wash basin, p-shape bath suite with shower screen and rinser attachment, double width airing cupboard with slatted shelving via timber doors, radiator.

Bedroom 2 (l-shaped)

11' x 11' (l-shaped) (3.35m x 3.35m (l-shaped))

Internal ledged door, Oak effect laminate flooring, exposed brick chimney breast, exposed joinery, window to front aspect with radiator below, power points, series of wall lights.

Courtyard garden

Privately courtyard style garden enjoying a southerly aspect enclosed by newly installed close board fencing incorporating gate to rear, predominantly paved with pergola covered seating area, planted rose borders, external tap and power point, storage area to rear with high level brick retaining wall and raised borders.

Parking

Area of hard standing for one vehicle adjacent to garden enclosed by close board fencing and high level brick retaining wall, six foot gate leading to rear garden and external lighting.

NOTE - Parking area not on property title - please contact us for more information.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band C.

Cranbrook catchment area.

Local railway station - Etchingham 5.3 miles away.

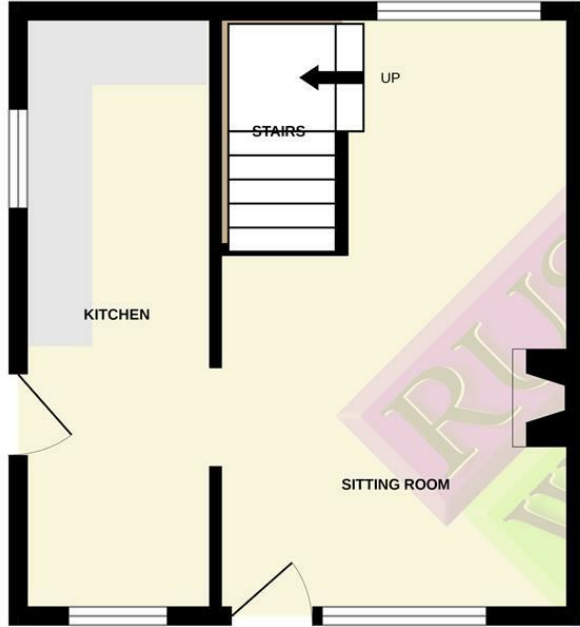
Agents note

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.

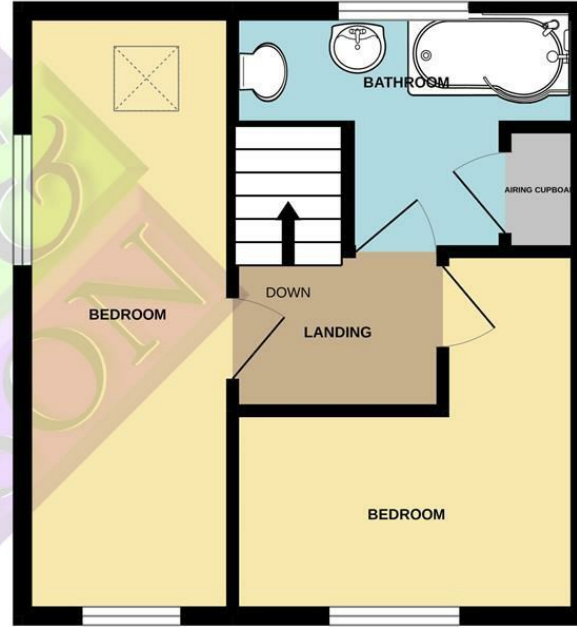




GROUND FLOOR



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 | | Current | Potential | Environmental Impact (CO ₂) Rating | |
|---|---|---------|-----------|---|-------------------------|
| Very energy efficient - lower running costs | Very environmentally friendly - lower CO ₂ emissions | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92-101) A | (21 plus) A | | 83 | (21 plus) A | |
| (81-91) B | (19-20) B | | | (19-20) B | |
| (69-80) C | (15-18) C | | | (15-18) C | |
| (55-68) D | (11-14) D | | | (11-14) D | |
| (39-54) E | (7-10) E | | | (7-10) E | |
| (21-38) F | (3-6) F | | | (3-6) F | |
| (1-20) G | (1-2) G | | | (1-2) G | |
| Not energy efficient - higher running costs | Not environmentally friendly - higher CO ₂ emissions | | | 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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