

**RUSH  
WITT &  
WILSON**



**16 Oakfield, Hawkhurst, Kent, TN18 4JR.  
£460,000 OIEO - Freehold**

**An INCREDIBLY SPACIOUS three bedroom detached bungalow privately situated in a highly regarded residential area of Hawkhurst Village. Quietly situated within established and well tended gardens this delightful home enjoys well balanced and generous living space conveniently situated within minutes walk of local facilities. Accommodation comprises a spacious entrance hall, large living / dining room with adjoining timber conservatory, kitchen / breakfast room, three principle bedrooms including a bright, double aspect master bedroom with built in wardrobes, main family bathroom and separate cloakroom. Outside enjoys a well stocked and established rear garden shrouded by specimen conifers providing complete privacy, laid to lawn with paved terrace. An open frontage is laid to lawn with extensive off road parking and single garage. Offered CHAIN FREE.**



### **Front**

Extensive off road parking to front over hard standing leading to attached single garage, front garden laid to lawn flanked by specimen conifers and trees to one side, external timber door from drive to entrance porch.

### **Entrance porch**

External timber door, window to front aspect, light, obscure glazed hardwood front door with matching sidelight to inner hallway.

### **Inner hallway**

Carpeted flooring, radiator, storage cupboard with hanging rail and shelving over, alarm panel and Potterton thermostat, ceiling light and selection of wall lighting with dimmer controls, airing cupboard with hot water tank with slatted shelving over, additional storage cupboard to one end with built in shelving, selection of power points, phone point.

### **Bedroom 3**

11'2 x 8'8 (3.40m x 2.64m)

Internal door, carpeted flooring, timber window to conservatory with radiator below, ceiling light and selection of power points.

### **Living / dining room (L-shaped)**

23'10 x 20'7 (7.26m x 6.27m)

Internal obscure glazed timber french doors from hall, large L-shaped room which is carpeted throughout, space for dining table, double radiator, TV point, selection of power points, internal timber glazed door to conservatory with matching sidelights to conservatory, timber window to rear aspect with radiator below, coal effect gas fire with marble hearth and ornate timber surround, TV points, ceiling light with dimmer controls, wall mounted Honeywell thermostat.

### **Conservatory**

18' x 10' (5.49m x 3.05m)

Internal timber glazed doors from living room, internal glazed door to garage, external glazed doors to rear terrace and gardens, stone flooring, light.

### **Kitchen**

13'9 x 8'7 (4.19m x 2.62m)

Internal door from hall, stone effect vinyl flooring, timber window to side with external glazed door to side porch, built in larder cupboard, ceiling light, radiator, kitchen hosts a selection of fitted base and wall units with laminated work surfaces, inset one and half bowl with mixer tap and drainer, tile splash backs, various above counter level power points, inset four ring BEKO gas hob with extractor canopy and light over, space for freestanding fridge/freezer, under counter spaces for dishwasher and washing machine, various power points.

### **Side porch**

Internal timber glazed door from kitchen ,external glazed door to side elevations.

### **Cloakroom**

Internal door, stone effect vinyl flooring, obscure glazed timber window to side aspect, wall mounted wash basin and WC, ceiling light.

### **Bathroom**

7'6 x 5'4 (2.29m x 1.63m)

Internal door, stone effect vinyl flooring, obscure glazed timber window to side aspect, combination vanity unit incorporating basin and concealed WC, white panelled bath suite with shower over, ceramic wall tiling.

### **Bedroom 1**

17'3 x 11'6 (5.26m x 3.51m)

Internal door, carpeted flooring, double aspect room with timber windows to side and front elevations each with secondary glazing, double radiator, ceiling light with dimmer controls, built in cupboard complete with hanging rail and shelving over, over bed storage unit incorporating wardrobe space, TV point, various power points.

### **Bedroom 2**

13'8 x 8'8 (4.17m x 2.64m)

Internal door, carpeted flooring, timber window to front aspect with secondary aluminium glazing within, radiator below, fitted wardrobes complete with hanging rail and built in shelving, ceiling light with dimmer controls.

### **Rear garden**

Privately enclosed landscaped rear garden enjoying a south facing orientation shrouded by established conifers and specimen trees, laid to lawn with paved terrace providing an ideal seating area, access to both side elevations, gardens enclosed by close board fencing and mature hedgerow, various planted borders which are tiered wrapping to western elevations leading to close board gate to front, external tap.

### **Garage**

### **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.

### **Services**

Mains gas central heating system.

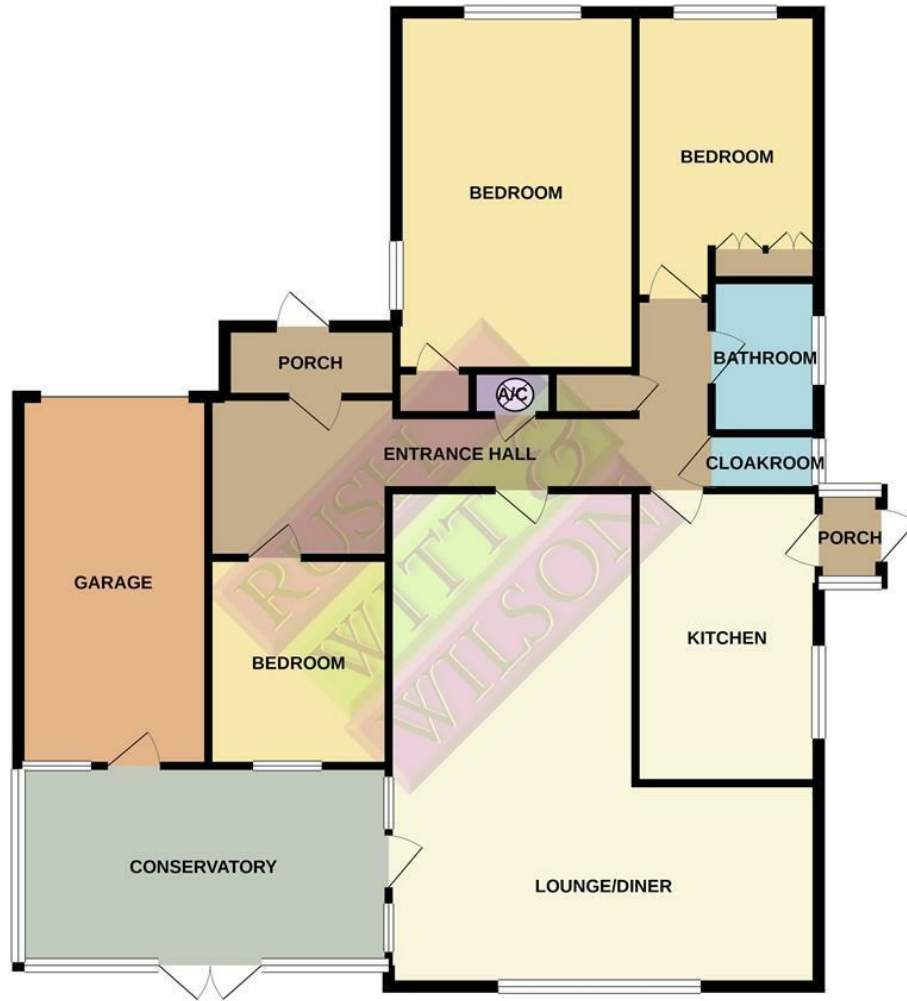
Mains Drainage.

Local Authority - Tunbridge Wells Borough Council.



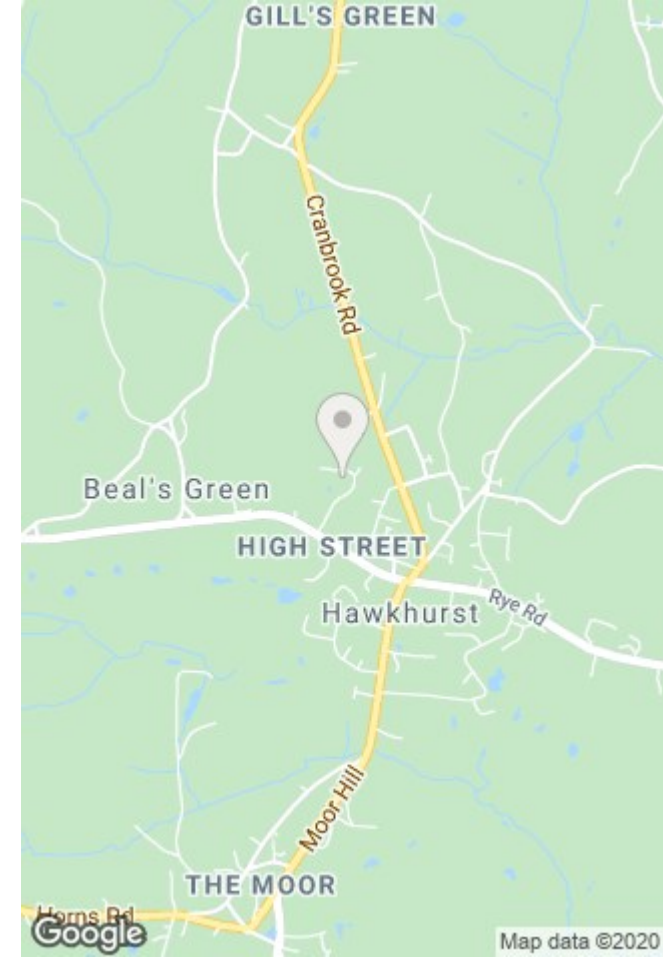


GROUND FLOOR  
1476 sq.ft. (137.1 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		74

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**