

**RUSH
WITT &
WILSON**



**7 Plum Tree Cottages, Horns Road, Hawkhurst, Kent, TN18 4QY.
£600,000 - £625,000 Guide Price.**

£600,000 - £625,000 Guide Price - CRANBROOK SCHOOL CATCHMENT AREA - An incredibly spacious and heavily extended four bedroom attached 1930's family home located on the edge of Hawkhurst Village close to the historic Moor and just one mile from the popular High Street amenities. This delightful home provides well presented and open plan living accommodation arranged over two floors comprising a well-lit 15ft double aspect sitting room, 18ft open plan snug / family room leading to a generous kitchen / dining room with separate utility, shower room and cloakroom. To the first floor a spacious landing serves four principal double bedrooms to include a 19ft master bedroom with en-suite shower room, main family bathroom and further study / games room. Outside offers a private rear garden with full width paved seating area, level area of lawn with covered fish pond, further decked seating terrace and three garden sheds. To the front enjoys ample off road parking for several vehicles via a gated entrance. 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 in close proximity to the A21 and just 4.1 miles from Etchingham mainline station.



Front

Tarmac driveway to front elevations providing off road parking for several vehicles via five bar gated entrance, front garden enclosed by part panelled fencing and low level brick wall, laid to lawn with fish pond, variety of specimen trees and planted shrub borders, pedestrian five bar gate with path leading to adjoining property, external lighting, external power point, electric car charging point (available by separate negotiation), close board gate to side leading to rear, external door to the utility room, established climbing white Wisteria over entrance, part-glazed front door.

Entrance hall

Part-glazed front door, stripped pine flooring, pine one over three internal door to sitting room, radiator, turned carpeted staircase to the first floor, ceiling light, power point, internal door to WC.

Sitting room

15'1 x 10'2 (4.60m x 3.10m)
Internal pine one over three door, stripped pine flooring, UPVC windows to front and rear aspects, contemporary stainless steel column radiator, ceiling downlights with dimmer controls, fireplace with Oak bressumer housing a cast iron wood burning stove over a stone hearth, variety of power points, TV point.

WC

6'8 x 4'4 (2.03m x 1.32m)
Internal pine door, ceramic tile flooring, obscure UPVC window to front aspect, push flush WC, wall mounted wash basin with tile splashbacks, wall mounted Ideal logic gas boiler, timber wall panelling.

Snug / family room

18'5 x 10'4 (5.61m x 3.15m)
Open access from hall, large open plan room with stone effect Amtico tile flooring, UPVC

window and part-glazed external stable door to the rear elevations, ceiling downlights, further wall lighting, open access to kitchen / dining room, under stair storage cupboard with built in shelving, power points, phone and TV point.

Kitchen / dining room

20'2 x 18'8 narrowing to 14'6 (6.15m x 5.69m narrowing to 4.42m)
Open access from snug / family room, continuation of the stone effect Amtico tile flooring, two UPVC windows to the rear aspect, further UPVC window to the side aspect, space for dining table and chairs, ceiling downlights, internal timber doors to shower room and utility room severally, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated counter tops, inset composite bowl with drainer and tap, under counter space for dishwasher, variety or cutlery and pan drawers, integrated tower fridge, integrated eye level NEFF oven and grill with warming drawer below, island unit with contemporary grey doors beneath Oak block counter tops incorporating breakfast bar, cast iron radiator, inset five ring NEFF induction hob with extractor, integrated pull out bin.

Shower room

7'8 x 4'7 (2.34m x 1.40m)
Internal pine one over three door, slate tile flooring, UPVC obscure letterbox window to front aspect, ceiling light and extractor, shower enclosure with concealed shower mixer, ceramic wall tiling, built in shelving.

Utility room

12'2 x 8' (3.71m x 2.44m)
Internal part-glazed timber door, continuation of the stone effect Amtico tile flooring, UPVC window to front and external door to side, heated towel radiator, fitted base units with stone effect laminated counter top over, inset

stainless bowl with drainer and tap, under counter space for washing machine and tumble dryer, space for freestanding fridge / freezer.

Stairs and landing

Turned carpeted staircase and landing with pine balustrade, access panel to loft over, wall mounted consumer unit, light.

Bathroom

10'5 x 7'3 (3.18m x 2.21m)
Internal four panel pine door, decorative tile effect vinyl flooring, UPVC window to front aspect, shower bath suite with shower wall panelling, large rainfall head and rinser attachment, push flush WC, vanity unit, extractor fan.

Bedroom 2

15'2 x 10' (4.62m x 3.05m)
Internal pine four panel door, beech effect laminate flooring, UPVC windows to front and rear aspects, radiator, power points.

Bedroom 1

19'3 x 15'3 narrowing to 7'2 (5.87m x 4.65m narrowing to 2.18m)
Internal pine four panel door, Oak laminate flooring, two UPVC windows to rear aspect each with radiators below, variety of power points, dressing area with internal door to en-suite shower room, power points, TV point.

En-suite shower room

7'8 x 4'3 (2.34m x 1.30m)
Internal pine door, slate tile flooring, push flush WC, vanity unit with tile splashbacks, shower enclosure with Velux window over.

Snug / games room / Study

11'7 x 7'8 (3.53m x 2.34m)
Internal pine door, wood effect vinyl flooring, airing cupboard housing the mega flow complete with slatted shelving over, UPVC window to front aspect, access panel to loft over, radiator, power points, TV point.

Bedroom 4

11'5 x 11'2 (3.48m x 3.40m)
Internal door, wood effect LVT flooring, UPVC window to rear aspect with radiator below, light, power points.

Bedroom 3

12' x 11'5 (3.66m x 3.48m)
Internal door, wood effect LVT flooring, UPVC window to front aspect with radiator below, light, power points.

Garden

Privately enclosed rear garden with full width paved terrace from the rear elevations, external lighting and power points, close board gate with path to front elevations, garden shed with part paved and deck pathway leading to a decked seating terrace, covered fish pond, open area of lawn hosting a variety of well stocked planted borders enclosed by panelled fencing, corner paved terrace to one end and two further garden sheds.

Services

Mains gas central heating system.
Mains drainage.
Local Authority - Tunbridge Wells Borough Council. Band D.
Nearest mainline station - 4.1 miles.
Cranbrook School Catchment Area.

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.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	80		
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		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (21-38) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

**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**