

**RUSH  
WITT &  
WILSON**



**Woodreeves, Ginger Bread Lane, Hawkhurst, Kent, TN18 4XR.  
£895,000 Guide Price.**

**CHAIN FREE** - An attractive four bedroom detached un-listed period home set within 1.26 acre of established grounds and paddock enjoying an enviably private no through lane position located on the edge of Bedgebury Forest. The property is considered in need of general updating throughout whilst offering scope for further extension or alterations (subject to planning approval). Accommodation to the ground floor comprises a spacious reception hallway, generous 26ft main living room with exposed brick fireplace, conservatory, large dining room, kitchen with separate utility room and WC. To the first floor offers generous landing space serving four principal double bedrooms complimented by a main bathroom and separate shower room suite. Outside enjoys an incredibly private and peaceful rear garden hosting a variety of established trees and planted borders, a large paved terrace enjoys an elevated position over the grounds and paddocks providing an ideal alfresco dining area. The paddock provides independent gated access from the lane complete with two bay stable block and large tack room complete with power, water and lighting. 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 5.5 miles from Etchingham mainline station.



## Front

Property accessed from lane via timber five bar gate with additional stock proof fencing, driveway provides parking for several vehicles leading to a detached garage, frontage privately enclosed by high level and established hedgerow to front and side, high level gate to each side elevations with access to rear, area of lawn with path to side, hardwood front door with climbing Wisteria.

## Entrance porch

6'9 x 5'4 (2.06m x 1.63m)

Hardwood front door with viewing pane, exposed brick flooring, window to front and side elevations, glazed door to reception hallway, ceiling light.

## Reception hallway

12'8 x 9'8 (3.86m x 2.95m)

Flagstone flooring, carpeted staircase to first floor landing, open access to dining room, pendant light, radiator, high level cupboard housing the electric, double internal doors to living room.

## Living room

26'6 x 17' (8.08m x 5.18m)

Internal double doors from reception hallway, carpeted flooring with flagstone flooring beneath, UPVC window to front elevations with radiator below, two further windows to the side elevations, UPVC sliding doors to conservatory, radiator, exposed joinery, large exposed brick fireplace with Oak bressumer housing a cast iron oil-fired wood burning stove, variety of power points, TV point, pendant lighting.

## Conservatory

9'7 x 9'2 (2.92m x 2.79m)

UPVC sliding doors from living room, tile effect vinyl flooring, UPVC windows to each side and rear aspects, French doors to side elevations.

## Dining room

16'2 x 16'1 (4.93m x 4.90m)

Open access from reception hallway, carpeted flooring with exposed brick flooring below, UPVC window to side aspect with radiator below, further UPVC window, external glazed door with sidelight window to rear aspect, radiator, wall lighting, internal glazed door to kitchen, open archway to utility room leading to WC, variety of power points, phone point.

## Utility room

6'4 x 5' (1.93m x 1.52m)

UPVC window to rear aspect, plumbing for washing machine, power points, radiator, internal door to WC.

## WC

Internal door, stone effect vinyl flooring, UPVC window to side aspect, push flush WC, light, radiator, inset basin with cupboards below.

## Kitchen

12'8 x 9'8 (3.86m x 2.95m)

Internal door, UPVC window to front aspect, stone effect vinyl flooring, exposed brickwork, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated counter tops, inset stainless bowl with drainer and tap, inset four ring hob with fitted oven below, tile splashbacks, floor mounted Worcester oil-fired boiler.

## Stairs and landing

30' x 4'3 (9.14m x 1.30m)

Carpeted staircase with timber wall panelling, dormer window to rear aspect, airing cupboard complete with slatted shelving, light, radiator, further window to side elevations, access panel to loft over, built in cupboard with hanging rail and light, power point.

## Bedroom 1

17'6 x 12'8 (5.33m x 3.86m)

Internal door, carpeted flooring, UPVC window to front with radiator below, further window to side and rear elevations, further radiator, exposed brickwork, wall and pendant lighting, variety of built in wardrobes via Louvre doors, power points.

## Bedroom 3

12'7 x 10'2 (3.84m x 3.10m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light, power points.

## Bedroom 4

11'2 x 10' (3.40m x 3.05m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light, power points, built in wardrobes with hanging rail and shelving.

## Bathroom

11'4 x 5'1 (3.45m x 1.55m )

Internal door, carpeted flooring, window to side elevations, radiator, push flush WC, panelled bath suite, pedestal wash basin.

## Bedroom 2

13'5 x 11'4 (4.09m x 3.45m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, further window to side, light, power points.

## Shower room

9'3 5'5 (2.82m 1.65m)

Internal door, carpeted flooring, cork wall tiling, window to side elevations, radiator, push flush WC, vanity unit, shower enclosure with screen door.

## Rear gardens

Private and established garden led from a raised paved terrace from the rear elevations providing a pleasant elevated position over the grounds and adjoining paddock hosting a variety of specimen conifer trees, path leading to a summer house and style to paddock, external lighting an tap, side lawns enclosed by high level and mature boundaries comprising specimen Rhododendrons and cherry laurel, oil-tank to side, garden extends to paddock to rear enclosed by part low level post and rail fencing and mature woodland boundaries, further five bar gate from lane providing access to stable block and paddock.

## Paddock

Paddock currently divided into three sections with stock proof fencing and five bar gates, gated access from stable block.

## Stable block

### Tack room

17'1 x 12'8 (5.21m x 3.86m)

Door to front, further doors to side, light and power.

### Stable bay 1

12' x 11'5 (3.66m x 3.48m)

Stable door to front, power point and light.

### Stable bay 2

12' x 11'6 (3.66m x 3.51m)

Stable door to front, power point and light.

## Detached garage

24'6 x 12'6 (7.47m x 3.81m)

Manual up and over door to front, windows to each side aspects, further window to rear, external door to side, power points and lighting.

## Services

Oil-fired central heating system.

Private drainage - shared system with neighbouring properties.

Local Authority - Tunbridge Wells Borough Council. Band F.

Mainline station - Stonegate 5.1 miles.

## 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.  
Made with Metroplan ©2023



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>		<b>48</b>	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

**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**