

Hawkhurst

£995,000

A beautifully presented four bedroom detached house tucked away in an idyllic position on a desirable rural lane location yet within only a mile of Hawkhurst village centre. Built in 2017 to an excellent design and to a high specification it offers light and generous accommodation throughout, garaging, a pretty and manageable garden within a countryside setting, making a perfect low maintenance home. CSCA



ENTRANCE HALL

Composite front door with an opaque column window to the side. Fitted coir entrance mat. Large modern rectangular tiled flooring. Oak doors to kitchen/dining room, family room, living room, bedroom four and shower room. Stairs to the first floor with under stairs storage cupboard. Under floor heating.

LIVING ROOM

Five double glazed bi-fold doors leading to the rear garden. Fireplace with stone hearth, bricks surround and beam above housing a 'Contura' wood burning stove. Carpeted. Under floor heating.

FAMILY ROOM

Two double glazed windows to front with louvre shutters. Under floor heating. Oak door leading to kitchen/dining room.

KITCHEN/DINING ROOM

Two double glazed windows to rear and double-glazed French doors leading out to the rear garden. Fully fitted soft closing modern kitchen units with Quartz worktops and a one and a half bowl inset stainless steel 'Carron' sink with a worktop built in drainer. 'Neff' induction hob with extractor hood above and glass splash back. Integrated 'Neff' dishwasher. Pull out cupboard housing dual waste bins. Two Slide & Hide 'Neff' ovens. Integrated 'Neff' tall unit fridge and freezer. Central island with breakfast bar. Built in wine cooler. Double glazed windows to front. Large modern rectangular tiled flooring. Under floor heating. Inset ceiling spotlights. Door to utility room.

UTILITY ROOM

Double glazed windows with fitted blinds and upper glazed door to rear garden. Built in modern kitchen units with Quartz worktop and a single stainless steel sink unit with swan neck mixer tap. Space and plumbing for automatic washing machine and dryer. Tiled flooring. Under floor heating. Door to integral garage. Inset ceiling spotlights.

BEDROOM FOUR/STUDY

Double glazed windows to front with louvre shutters. Carpeted. Under floor heating.

SHOWER ROOM

Opaque double-glazed window to front with louvre shutters. Back to wall low level WC with built in 'Geberit' flush system. Vanity unit enclosed wash hand basin with mixer tap and cupboard beneath. Built in overhead shower and controls. Chrome heated towel rail. Tiled splash back and floor. Inset ceiling spotlights. Extractor fan. Under floor heating.

STAIRS/FIRST FLOOR LANDING

Carpeted. Doors to bedrooms, bathroom and airing cupboard. Ceiling spotlights. Room temperature control. Power points. Airing cupboard housing water tank and storage.

BEDROOM ONE

Solid wood door. Carpeted. Dual aspect. Double glazed windows overlooking rear garden and side. Radiators. Two sets of built-in wardrobes with hanging space and shelving. Power points. Space for double bed and dressers. Solid wood door to ensuite.

ENSUITE

Tiled flooring. Double glazed 'Velux' window to front. Vanity enclosed wash hand basin. Chrome heated towel rail. Walk in shower cubicle. Ceiling spotlights. Extractor fan.

BEDROOM TWO

Solid wood door. Double glazed windows overlooking side. Radiator. Space for double bed and wardrobe. Power points. Carpeted.

BEDROOM THREE

Carpeted. Double glazed windows overlooking rear garden. Radiator. Loft access. Built in wardrobes with shelving and hanging space. Solid wood door.

BATHROOM

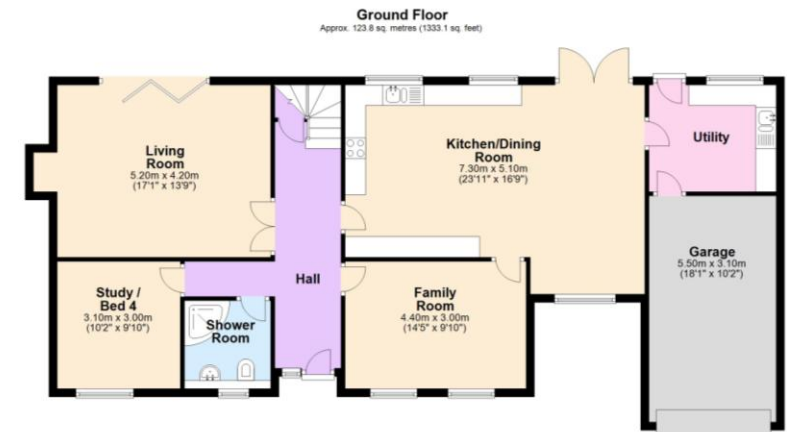
Solid wood door. Tiled flooring. Shower cubicle. Ceiling spotlights. Extractor fan. Vanity enclosed wash hand basin. Chrome heated towel rail. Low level WC. Panelled bath with shower attachment. 'Velux' double glazed window to front.

GARDEN

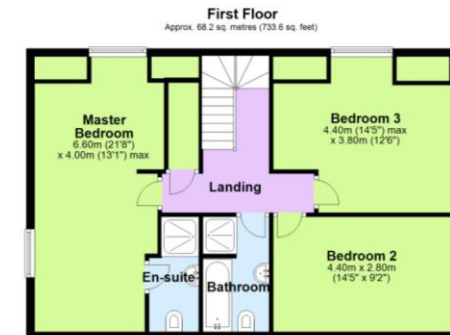
The pretty rear garden is secluded with the garden mainly laid to lawn with easy to maintain flower borders. There is a paved area directly to the rear of the property ideal for alfresco dining. Outside lighting and water tap. Gated access to the front.

GARAGE & PARKING

Remote control up and over door. Power and light. Driveway offering parking for up to three cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(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		
WWW.EPC4U.COM		



Total area: approx. 192.0 sq. metres (2066.7 sq. feet)

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Mon-Fri: 9am – 5.30pm
Sat: 9am - 4pm

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements