



HAWKWELL, OLD STATION ROAD

WADHURST - £900,000



Hawkwell,

Old Station Road, Wadhurst, TN5 6UA

**Entrance Hall - Lounge - WC - Study - Kitchen -
Dining/Sitting Areas - Four Bedrooms - Family Bathroom -
Shower Room - Off Road Parking - Garage - Garden Room -
Established Well Tended Front & Rear Gardens**

Located on a peaceful road towards the outskirts of Wadhurst village and enjoying a westerly aspect to the rear, an impressive four bedroom detached Arts & Craft style property with generous parking, private garage and extremely appealing rear gardens. The property has a principal lounge with open fireplace, Georgian style double glazed windows throughout and French doors leading to the gardens with a contemporary kitchen open to a lower level further sitting and dining area again with attractive views and access directly out to the beautiful gardens. In addition there is a good size study and to the upper floor, four bedrooms, a bathroom and separate shower room. This well-maintained light and spacious property would provide an excellent family home and advise an early viewing.

Solid door into:

ENTRANCE HALLWAY:

Light and welcoming entrance hall with fitted carpet, radiator with decorative cover, picture rails, textured ceiling with period corning, stairs to first floor and three sets of under stairs cupboards providing excellent storage space.





LOUNGE:

Feature stone fireplace with stone mantel and hearth, media points, picture rail, cornicing, textured ceiling, fitted carpet, two radiators.

WC:

Low level wc, sink with mixer tap and storage below, space for washing machine, radiator, extractor fan, tiled flooring.

STUDY:

Good space for desk and associated study furniture, fitted carpet, radiator.

KITCHEN:

Range of wall and base units with complimentary polished stone work surface, inset one and half bowl sink with mixer tap, areas of wooden panelling and good general storage space. Feature recess with tiling and brick and wooden mantel over suitable for range cooker, integrated cupboard with space for slimline dishwasher, integrated fridge and a recently installed wall mounted Worcester boiler. Tiled flooring, textured ceiling, inset LED spot lighting and opening into:

DINING/SITTING AREA:

Excellent space for dining and lounge furniture, tiled flooring, two radiators, areas of sloping ceiling with inset LED spot lighting, areas of exposed brickwork and low level walling.

FIRST FLOOR LANDING:

Fitted carpet and two sets of stairs with doors to:

BEDROOM:

Areas of fitted cupboards, loft access hatch, textured ceiling, fitted carpet, radiator.

BEDROOM:

Fitted carpet, radiator.

BEDROOM:

Feature fireplace with mantle and fitted cupboard, textured ceiling, radiator, fitted carpet.

FAMILY BATHROOM:

Bath with concertina shower screen, single showerhead and extractor fan over, low level wc, wash hand basin with storage below, tiled flooring, tiled walling, radiator.

FURTHER LANDING AREA:

Fitted carpet, loft access hatch, radiator and access into an over stairs cupboard with areas of fitted shelving.

BEDROOM:

Fitted carpet, radiator, areas of sloping ceiling.

SHOWER ROOM:

Corner shower cubicle with single showerhead over, inset LED spot lighting and extractor fan, pedestal wash hand basin with tiled splashback, low level wc, heated towel rail, electric shaver point, fitted carpet and high level Velux window with integrated blind.

OUTSIDE FRONT:

The garden is essentially a large low maintenance area set principally to gravel affording off road parking for several vehicles with retaining shrub borders along with further shrub beds adjacent to the property. In addition is a garage with automated doors and space for a good size single vehicle, external power point and a gate providing side access, in turn leading to the rear garden.

OUTSIDE REAR:

A good size, low maintenance patio area adjacent to the property with ample space for garden furniture and entertaining, accessed from either the lounge or dining/sitting areas. Quarry tiled flooring, space for overflow garden furniture, wooden doors to garage.

Steps lead down to a lower paved area again with good space for outside entertaining, surrounded by a selection of mature stocked shrub beds in turn opening to an upper area of lawn once again surrounded by well tended and established shrub planting with space for a garden bench and access to a summerhouse. Enjoying a pleasing "woodland feel" is a lower lawn area enclosed by a specimen trees, further shrub beds along with a pergola. Finally a lawn path meanders to the rear of the property mainly laid to bark chippings, a hardstanding area and access into a detached shed.



SITUATION:

Wadhurst is a popular and upmarket village in East Sussex some 6 miles south of Tunbridge Wells town centre. Pleasingly self contained, it has a number of excellent facilities for every day living including both primary and secondary schools, two excellent smaller supermarkets and a range of further retailers and restaurants, beautiful architecture and easy access to good areas of open Wealden countryside. Little wonder that it won a recent award for one of the Nations most attractive villages in which to live. Beyond this the town has a main line railway station to both London termini and the South Coast.

TENURE:

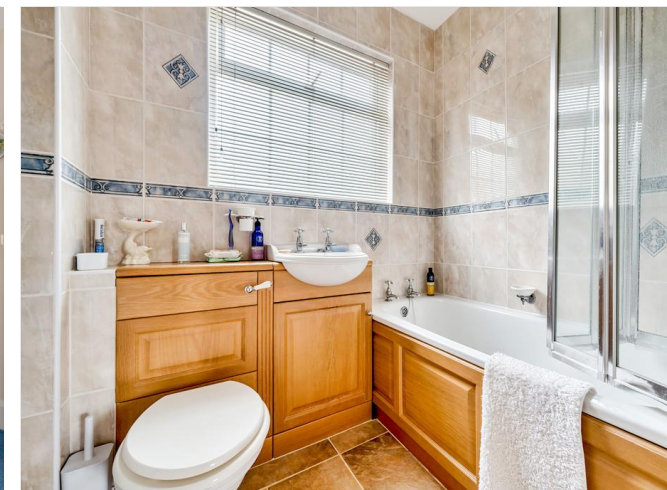
Freehold

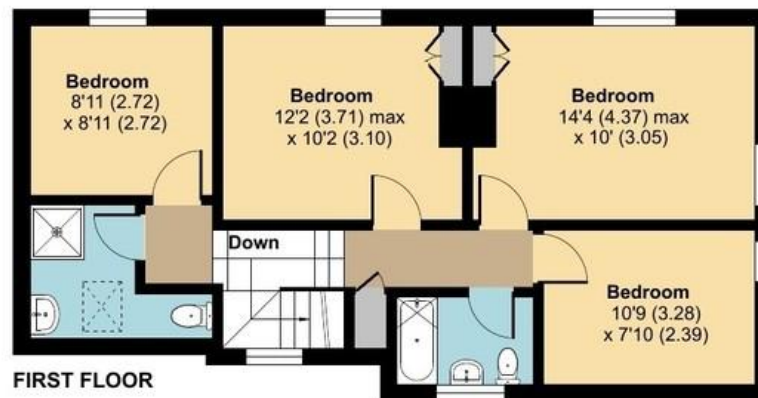
COUNCIL TAX BAND:

F

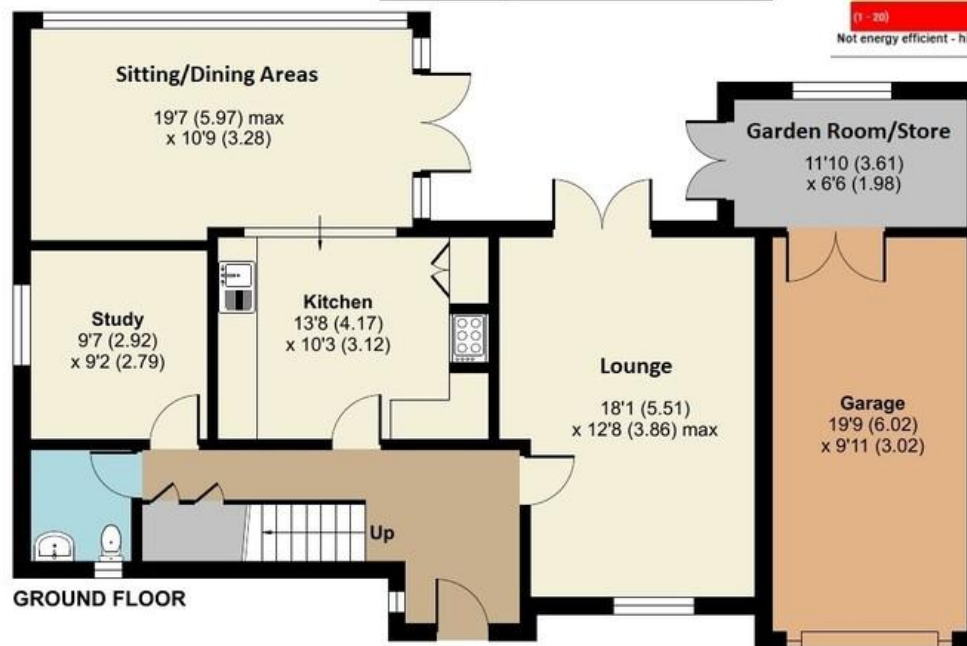
VIEWING:

By appointment with Wood & Pilcher Tunbridge Wells 01892 511211





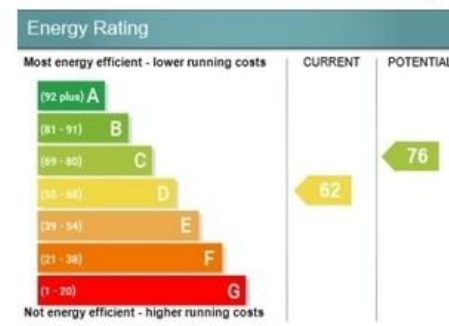
FIRST FLOOR



GROUND FLOOR

Approximate Area = 1478 sq ft / 137.3 sq m
 Garage = 280 sq ft / 26 sq m
 Total = 1758 sq ft / 163.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Wood & Pilcher. REF: 1028090

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

23 High Street, Tunbridge Wells,
 Kent, TN1 1UT
 Tel: 01892 511211

Email: tunbridge.wells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Sales, Lettings, Land & New Homes





**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes