



Solomons
Hawkhurst, Kent TN18 5DP

Solomons, Rye Road, Hawkhurst, Kent TN18 5DP
Offers in excess of £995,000

This charming 5 bedroom period house with double garage, plentiful parking and glorious mature gardens, occupies a semi-rural position close to Hawkhurst, and would make the ideal property for anyone wishing to have more space around them, while still being close to excellent schools and amenities.

Grade II Listed, this beautiful period property, with its picture perfect Georgian frontage and roses round the door, has been sympathetically extended both in Victorian times and by the owners, and now offers someone the chance to purchase a very special family home, both inside and out.

Adults, children and pets alike will want to spend as much time as possible outside in the warmer months relishing the lovely mature gardens, while in the colder months, they will be equally happy to cosy up indoors in the wonderful sitting room with its stunning inglenook fireplace and wood burner. The house is set back behind high hedging in a slightly elevated position and is approached over an "in and out" driveway where there is a plentiful parking in front of a detached double garage.

- Charming detached 5 bedroom Grade II Listed period home
- Picture perfect Georgian frontage with later additions to the rear
- Beautiful bespoke country style Neptune kitchen / utility room
- Period features throughout / inglenook with woodburner
- Very private, large mature cottage gardens surrounding house
- Detached double garage / off road parking for multiple cars
- Accessible semi rural location 1 mile from the centre of Hawkhurst
- Town of Cranbrook, Tenterden and Tunbridge Wells a short drive
- Wide choice of local schools / Cranbrook school catchment
- Mainline stations at Etchingham, Robertsbridge and Staplehurst

SITUATION: This beautiful property is located in the hamlet of Four Throws just over a mile from this picturesque town, which has many amenities including two supermarkets (Waitrose and Tesco), a variety of local shops, post office, chemist, Doctor's surgery and Kino digital cinema. More comprehensive shopping and leisure facilities can be found in the nearby towns of Tenterden (9.2 miles), Cranbrook (5.4 miles) and Tunbridge Wells (16.8 miles). A variety of excellent educational opportunities exist in both the private and state sector. The well regarded Marlborough House and St Ronan's schools are close by and this property comes within the sought after Cranbrook School Catchment Area (CSCA). The area is well served for transport links with the nearest stations being at Etchingham (5.5 miles), Roberstbridge (6.9 miles) and Staplehurst (10 miles) with rail services to London Cannon Street and Charing Cross.

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The front door opens into the **ENTRANCE HALL** which forms the centre of the house. Room for cloaks. Staircase to first floor.

SITTING ROOM 22'11 x 14'0. To one side of the hall is the spacious sitting room with its beautiful inglenook fireplace and wood burner, which exudes warmth and makes the perfect place for cosy nights by the fire. A snug area at one end of the room is the perfect family TV watching space.

DINING ROOM 13'5 x 11'1. To the other side of the hall is a characterful reception room with feature Victorian style fireplace. Although this room is at present set up as a formal dining space, it would serve equally well as a further sitting room, study / home office, play room or teenage den.

KITCHEN / BREAKFAST ROOM 20'3 x 12'7. With its pretty bespoke country style Neptune kitchen, generous dining space, Lacanche range cooker and patio doors giving access onto the lovely garden beyond, this comfortable, welcoming space, which was added approximately 10 years ago by the current vendors, is truly the heart of this home. The kitchen has a range of painted wood base units, drawers and cupboards with quartz worktops and double Butler sink. Integrated dishwasher and under counter fridge. Island unit. Space for free standing fridge/freezer.

UTILITY / BOOT ROOM 11'1 x 8'8. A useful space for laundry, boots, children and dogs! Door to garden. Space for washing machine, cloaks and storage. Boiler. Large under stairs cupboard.

CLOAKROOM Handily situated by the utility and back door, it comprises a WC and wash basin.

FIRST FLOOR Stairs lead to a **LANDING** and lobby which gives access to all the rooms on this floor. Loft hatch.

BEDROOM 1 14'6 x 13'5. The generous dimensions and part vaulted ceiling give this bedroom a calming, airy feel. Built-in cupboard to side of feature brick fireplace. Door to bathroom.

FAMILY BATHROOM A generous traditional style modern family bathroom comprising: free standing claw foot bath with hand held shower attachment; separate enclosed shower; wash basin on wooden stand; WC and heated towel rail/radiator. Built-in cupboard housing hot water cylinder. A lobby area provides additional built-in storage and gives access to the main bedroom.

BEDROOM 2 14'6 x 11'0. Spacious double bedroom with part vaulted ceiling and built-in wardrobes.

BEDROOM 3 13'4 x 9'4. Double bedroom with windows to two sides giving lovely views over the garden. Built-in wardrobe.

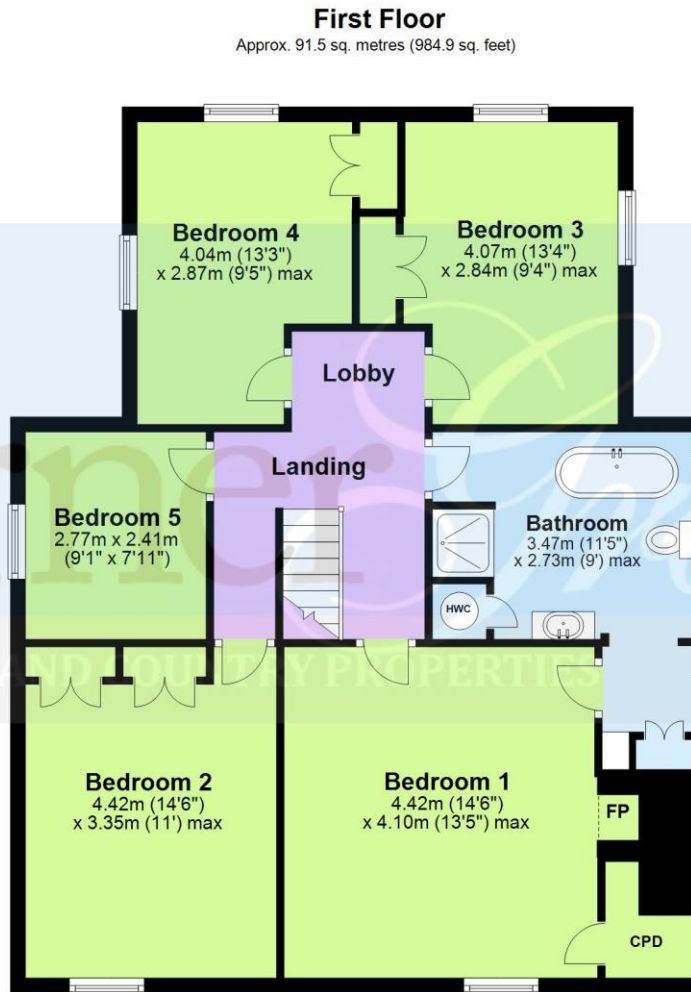
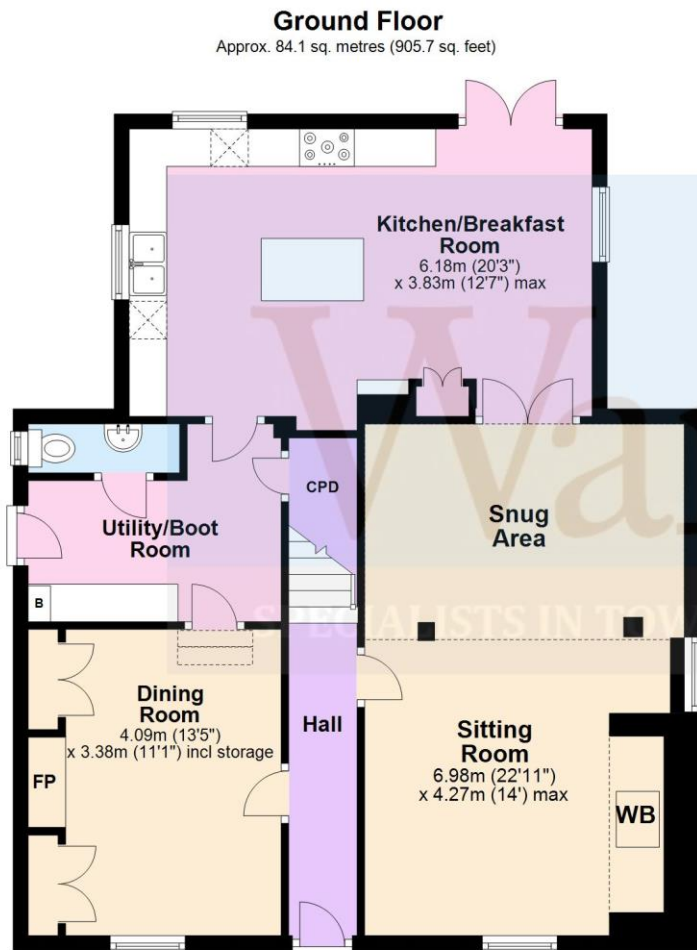
BEDROOM 4 13'3 x 9'5. Double bedroom with windows to two sides and views over the garden. Built-in wardrobe.

BEDROOM 5 9'1 x 7'11. The smallest of the bedrooms, this room would work equally well as a study, home office or additional bathroom / en-suite (subject to any necessary permissions).

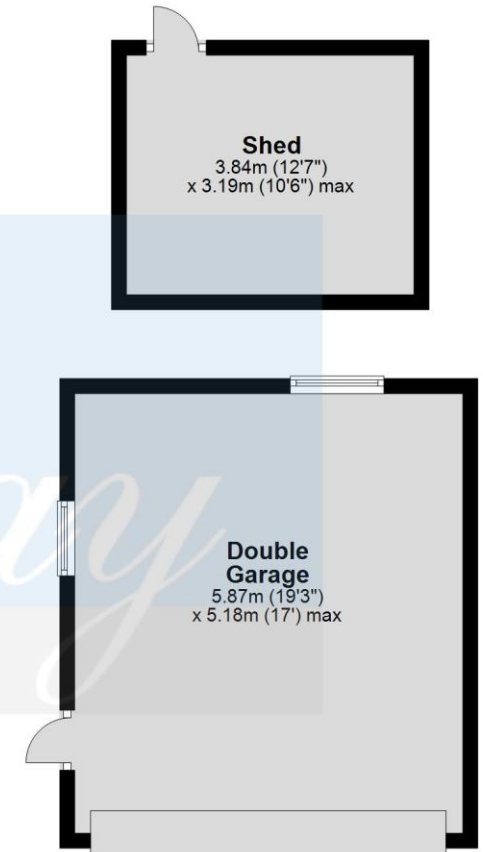
OUTSIDE The property is approached over an "in and out" gravel drive where there is parking in front of the **Detached Double Garage**. The house itself sits in an elevated, very private position behind a mature bank of hedging, and unless you venture up the path to it, you really wouldn't know it was there. The beautiful mature gardens, which are completely in harmony with the feel of the property, wrap around it and provide different areas for sitting, dining, relaxation and play. A particular feature is a large grassed flat area tucked away at the top of the garden, perfect for lively children who want to play ball games.

SERVICES Mains: water, electricity and gas. Private drainage (Klargester). Local Authority: Tunbridge Wells Borough Council. Council Tax Band: F. Location Finder : what3words: flagging.storage.swordfish





Outbuildings
Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 218.3 sq. metres (2349.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



