



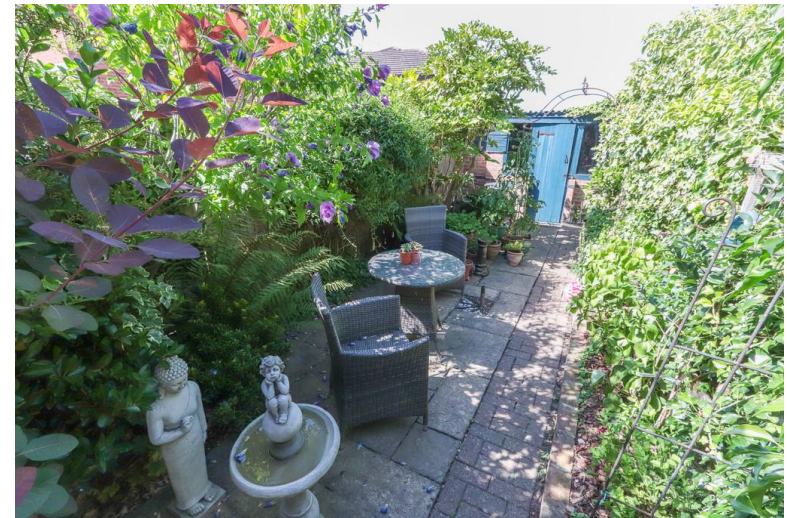
## 1 Beehive Cottage

Winchester Road

Hawkhurst TN18 4DG

£335,000

Situated within walking distance of the Hawkhurst village centre, this charming period cottage is presented in immaculate order throughout. The accommodation is arranged over four floors consisting of a kitchen/breakfast room and storeroom on the lower ground floor, a living room with open fireplace and a dining room/snug on the ground floor. On the first floor there is a double bedroom and spacious bath/shower room plus an additional double bedroom on the second floor. To the rear is an attractive garden bordered with mature well stocked flower and shrub beds and a brick garden store. Parking for one vehicle. CSCA





## LOCATION

Situated in the Wealden village of Hawkhurst, which provides good day to day facilities including Supermarkets, (Waitrose & Tesco), Butchers, Bakers, Doctors surgery, Chemist, Restaurants, Kino digital cinema, Golf/Tennis & Squash clubs, Pub, Hotel, Dry cleaners, Vets as well as a range of independent stores. The nearby towns of Tunbridge Wells, Cranbrook & Tenterden offer additional facilities. In addition, there are many sporting facilities in the area including several golf clubs, equestrian centres & sailing at Bewl Water. It is also within easy reach of Bedgebury Pinetum which offers miles of cycling, walking and running trails.

Main-line rail services into London Charing Cross, London Bridge and Cannon Street, can be found at nearby stations - Staplehurst or Etchingham take approx. 1 hr.

Excellent education opportunities exist within the area in both the private and state sector. The property falls within the favoured Cranbrook School Catchment Area (CSCA).

## GROUND FLOOR

### LIVING ROOM

Composite front door. Double glazed window to front. Polished timber floorboards. Raised fireplace housing wood burning stove with stone hearth and beamed mantel across and cupboards and shelving to either side of chimney breast. Radiator. Stripped wood door to inner hallway with stairs to first floor.

### INNER HALLWAY

Polished timber floorboards. Opaque upper glazed stripped wood door into dining room/snug.

### DINING ROOM/SNUG

Double glazed windows to rear. Polished wood floorboards. Decorative fireplace with brick hearth and timber beam above and cupboard to the side of chimney breast. Radiator. Bi-folding upper glazed door to stairs to lower ground floor.

## LOWER GROUND FLOOR

### STAIRS TO LOWER GROUND FLOOR

Double glazed window to side. Exposed red brick feature wall. Carpeted.

### KITCHEN

Double glazed door and window to the rear garden. Modern wall and base kitchen units with wooden worktop and an inset single stainless-steel sink unit with swan neck mixer tap, electric double oven with a four-ring gas hob above set into the chimney breast. Space and plumbing for automatic washing machine. Space for free standing fridge/freezer. Decorative tiled splash back. Built in wall shelving. Inset ceiling spotlights. Exposed ceiling timber beams. Space for kitchen table. Tiled floor. Stripped wood door into storage room.

### STORAGE ROOM

Tiled floor. Built in shelving. Light. Radiator.

## FIRST FLOOR

### STAIRS TO FIRST FLOOR

Carpeted. Double glazed windows to side. Stairs to second floor. Stripped wood doors to bathroom and bedroom one.

## BEDROOM ONE

Double glazed windows to front. Built in cupboard and wardrobe to either side of chimney breast. Carpeted. Radiator.

## BATHROOM

Opaque double-glazed window to rear. Slipper roll top bath with Victorian style mixer tap and handheld shower attachment. Vanity unit enclosed wash hand basin with mixer tap and tiled splash back and cupboards and drawer beneath. Walk in shower unit. Low level WC. Chrome heated towel rail. Decorative tiled floor. Linen cupboard. Inset ceiling spotlights. Coved ceiling.

## SECOND FLOOR

### STAIRS TO SECOND FLOOR

Carpeted.

## BEDROOM TWO

Dual aspect with 'Velux' window to front and a tilt open double glazed window to side. Built in wardrobes, drawers and shelving. Radiator. Exposed ceiling timber beams. Inset ceiling spotlights. Carpeted.

## REAR GARDEN

2.991' x 6.036' (0.61m x 1.83m) The rear garden is fence enclosed with gated side access leading out to the parking. The garden is mainly brick paved and patio with some brick raised flower borders. To the end of the garden is a brick and timber shed.

## FRONT & PARKING

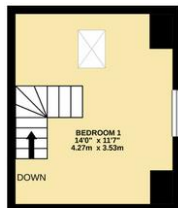
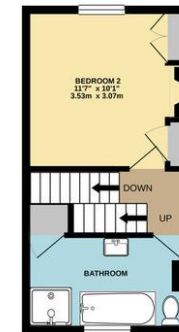
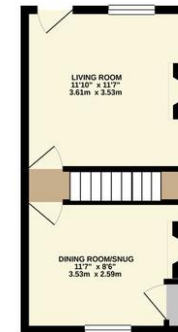
The front of the property has a small walled garden with gated entrance. To the side of the property is a driveway leading to the parking for one vehicle. The driveway is shared by the two adjoining properties

LOWER GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.

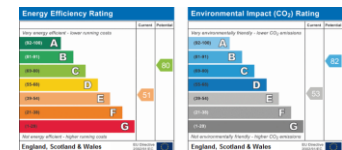
GROUND FLOOR  
258 sq.ft. (23.7 sq.m.) approx.

1ST FLOOR  
258 sq.ft. (23.7 sq.m.) approx.

2ND FLOOR  
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.2 sq.m.) approx.  
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.  
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Mon-Fri: 9am – 5.30pm  
Sat: 9am - 4pm

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