



HAREFIELD

STREAM LANE, HAWKHURST, KENT TN18 4RD



**A DETACHED 6 BEDROOM FAMILY HOME
SET IN LOVELY GARDENS, ENJOYING
RURAL VIEWS & WITHIN CRANBROOK
SCHOOL CATCHMENT (2019)**

- ◆ Entrance Hall ◆ Drawing Room ◆ Dining Room
- ◆ Family Room ◆ Kitchen/Breakfast Room ◆ Utility Room
- ◆ Boot Room ◆ Cloakroom

- ◆ Master Bedroom with En Suite Bathroom
- ◆ Five Further Bedrooms ◆ Family Bathroom

- ◆ Attractive Landscaped Gardens ◆ Terrace ◆ Double Garage
- ◆ Off Road Parking ◆ Garden Store ◆ About 2.1 Acres

DESCRIPTION

Harefield is a detached well proportioned 6 bedroom family property which occupies a lovely tucked away yet convenient position off Stream Lane, surrounded by beautifully landscaped gardens and enjoying far-reaching easterly views. The popular village of Hawkhurst with its shops, supermarkets, Kino cinema and various leisure amenities is just over 1 mile away, whilst Etchingham mainline station with fast and frequent services to London is under 5 miles. Points of note include:

- Three dual aspect reception rooms of good proportions, comprise a drawing room with open fireplace, a formal dining room and a family room which adjoins the kitchen. All enjoy garden vistas, with the drawing and family rooms having French doors that open directly to the easterly facing terrace.
- The kitchen/breakfast room is fitted with a comprehensive range of wall and floor cupboards. Appliances comprise a Kenwood range gas cooker, an integral microwave and dishwasher, with space for a fridge/freezer.
- A laundry room which houses two boilers and has space for various white goods together with a useful boot room and a cloakroom complete the ground floor accommodation.
- Arranged over the first and second floors are six bedrooms and two bath/shower rooms, one being en suite to the master bedroom.
- Harefield is approached via a drive which culminates in a turning circle to the front of the house, with parking and access to the integral double garage. (The neighbouring property has a vehicular right of way over the drive to access their field.)



- Of particular note are the landscaped gardens which provide a delightful setting for this excellent family home and afford wonderful rural views over adjoining farmland. Lying mainly to the rear of the property the gardens feature expansive terraced lawns interspersed with specimen and mature trees, varieties of shrubs and spring bulbs. There is a greenhouse and timber shed, ideal for storing garden implements.

SITUATION

Comprehensive Shopping: Hawkhurst provides good local shopping with more extensive shopping and leisure facilities in Cranbrook, Tenterden and Tunbridge Wells.

Mainline rail services: Staplehurst and Etchingam offer frequent services to London Charing Cross, London Bridge and Cannon Street.

Education: There is an excellent range of schools in the area in both the state and private sectors at primary and secondary levels.

Leisure/sporting facilities: Golf clubs include Hawkhurst, Rye and Dale Hill. Risebridge Health Club at Goudhurst with pool, squash and tennis courts. Sailing and fishing at Bewl Water and riding, walking, mountain bike trails, a climbing and activity centre in Bedgebury Pinetum.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

DIRECTIONS

From the Cranbrook office travel along the A229 to Hawkhurst for approximately 4 miles. At the traffic lights proceed straight over and up the hill to the moor. Turn left signposted to Bodiam Castle and after a short distance turn left in to Stream Lane. On reaching the sharp right hand bend the drive to Harefield will be found on the left hand side.

Services: Gas fired central heating via radiators. Mains gas, water, electricity and drainage.

Outgoings: Tunbridge Well Borough Council – 01892 526121. Tax band 'G'

Agent's Note: The property is subject to an overage clause, please refer to Savills office for further details.

VIEWING

Strictly by appointment with Savills on 01580 720161.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Harefield, Hawkhurst

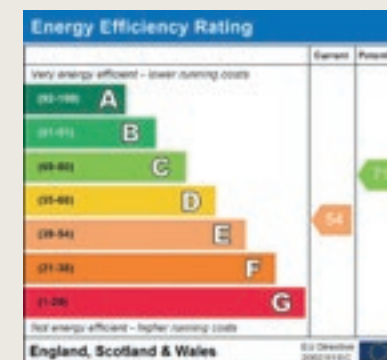
Gross internal area (approx.)

House - 272.7 sq m (2,935 sq ft)

Garage - 35.6 sq m (383 sq ft)

For identification only - Not to scale

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Brochure Prepared April 2019

Photographs Taken April 2019

CSJ/0909/602

