



Detached three bedroom home in Cranbrook School catchment (2021)

Hawkhurst Road, Cranbrook, Kent, TN17 3QD

£595,000 Freehold

savills

Entrance Hall • Three Reception Rooms • Kitchen/Breakfast Room • Three Bedrooms • Two Bathrooms • Cloakroom • Garage and Workshop/Utility Room • Off Road Parking • Pretty Garden with Terrace • Cranbrook School catchment Area (2021)

Local Information

Cranbrook has various independent shops, a super - market, public houses and several farm shops. The popular village of Hawkhurst (2.4 miles) has Waitrose and Tesco supermarkets, Kino digital cinema, tennis and squash clubs, fishing facilities and a variety of pubs and restaurants. More extensive facilities can be found in Tunbridge Wells.

Fast and frequent services run from Staplehurst, Headcorn and Marden stations to London Charing Cross and Cannon Street, with early morning and evening services to Cannon Street. Ashford station has a high speed train service to London St Pancras in about 37 minutes.

There are an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels.

The M25 via the A21 can be accessed at J5 providing links to Gatwick and Heathrow airports and other motorways.

About this property

West Weald House is a detached three bedroom family home which backs onto pretty established gardens and is situated in Cranbrook School catchment area.

The ground floor accommodation comprises; an entrance hall,

cloakroom, a study/potential fourth bedroom with under stairs cupboard, a sitting room accessed via double doors, a dining room with French doors that open to a rear terrace and kitchen/breakfast room with quarry tiled floor, painted cupboards and space for various appliances.

Stairs lead up to a good sized landing which could incorporate a study area. There are three bedrooms on this floor, two with built in cupboards. The bedrooms are served by two bathrooms, one being en suite.

To the front there is off road parking for two cars and access to a single garage and workshop.

The well established garden lies to the rear of the house with a terrace and step leading to an area of lawn with borders planted with various shrubs. The gardens continue to a tucked away area where there are the remains of an old greenhouse and garden shed.

Local Authority

Tunbridge Wells Tax Band F

Energy Performance

EPC Rating = E

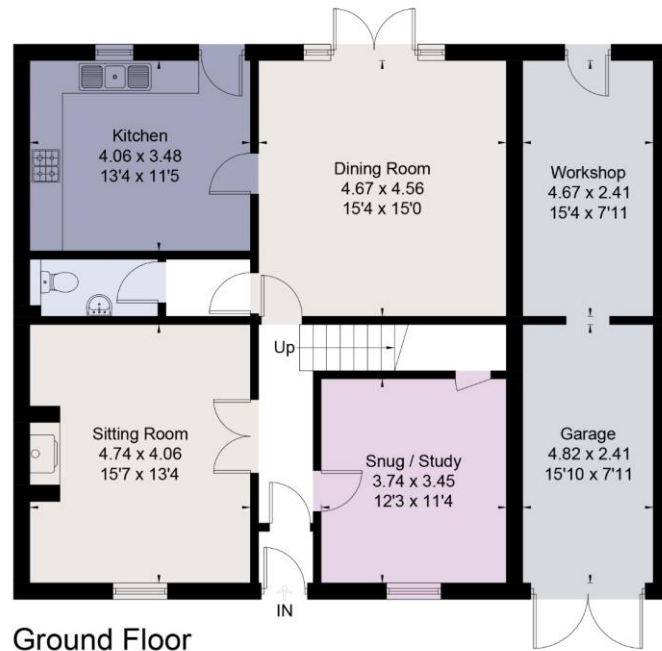
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office. Telephone: +44 (0)1580 720 161.

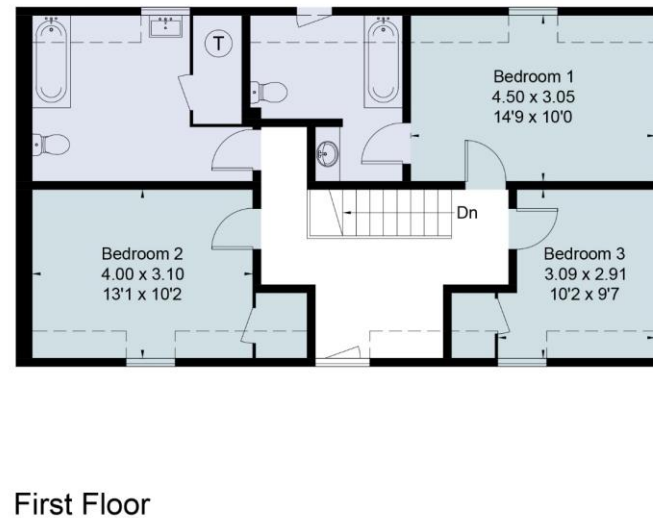




Approximate Area = 156.5 sq m / 1684 sq ft
Garage = 11.6 sq m / 125 sq ft
Workshop = 11.4 sq m / 123 sq ft
Total = 179.5 sq m / 1932 sq ft
Including Limited Use Area (8.5 sq m / 91 sq ft)
For identification only. Not to scale.
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[Dashed line] = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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