

PHILLIPS & STUBBS



coastal +
COUNTRY



Located at the end of a private road serving several properties on the semi-rural outskirts of the village of Hawkhurst with its local amenities including Waitrose and Tesco supermarkets, a pharmacy, cinema, doctor's surgery, florist and various independent shops at The Colonnade, including a butcher. The larger town of Cranbrook is 5 miles and provides a good variety of shops, banks, supermarket, sports centre and Cranbrook School. In addition, there are other excellent schools, including St Ronans, Dulwich Prep School, Bethany, Benenden School and High Weald Academy. For more extensive shopping, Royal Tunbridge Wells is about 15 miles away. The A21 offers good links to the Motorways heading North and South. The mainline railway stations at Etchingham and Staplehurst offer regular trains to London Bridge, Charing Cross and Cannon Street. Leisure facilities include water sports and walks at Bewl Water, cycling and walking at Bedgebury Forest and nearby Scotney Castle, Bateman's and Bodiam Castle.

A modern detached family house presenting mellow brick and part tile hung external elevations set with double glazed windows beneath a pitched tiled roof. The accommodation is arranged over two levels, as shown on the floor plan.

An open entrance porch with a glazed front door opens into a hall with stairs leading to the first floor. The well-proportioned triple aspect living room has glazed double doors opening to the garden.

The double aspect dining room, which overlooks the gardens, has a wide opening to the kitchen with modern Shaker style white cabinetry, wood effect

work surfaces, an inset stainless steel sink with mixer tap, a built-in double oven, an integrated dishwasher, an inset hob with filter hood and a walk-in pantry. Adjacent is a utility room with fitted shelving, plumbing for a washing machine and a door to a cloakroom with a low level wc and wash basin.

On the first floor, there is a spacious landing with a hatch to the roof space and an airing cupboard. There are five bedrooms, one of which has an ensuite shower room, and a family bath/shower room with fittings comprising a panelled bath with shower attachment, close coupled wc, a pedestal wash basin and a shower enclosure.

Outside: The property is approached from the lane via a driveway providing off road parking for multiple vehicles and giving access to a detached timber garage with an up and over door and a personal door to the side. The property sits on a substantial plot of about half an acre and the mature gardens are set down to lawn with banks of rhododendron, camellia, a rounded Yew hedge, a magnolia tree and various trees forming a natural backdrop. From the garden, there is a gate leading onto a public footpath with access to countryside walks.

Local Authority: Tunbridge Wells Borough Council. Council Tax Band G Mains electricity, water and drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02 Good outdoor Broadband speed: Ultrafast 1800Mbps available. Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide price £795,000 Freehold

Fowlers Close, Rye Road, Hawkhurst, Kent TN18 5DA



A detached family house occupying a private location within parkland gardens in the Cranbrook School Catchment Area.

- Open entrance porch • Hall • Living room • Dining room • Kitchen • Utility / cloakroom • Landing • Five bedrooms
- Shower room (en suite) • Family bath / shower room • Oil central heating • Double glazing • EPC rating E
- Large garden of about half an acre • Detached garage and off road parking for several cars



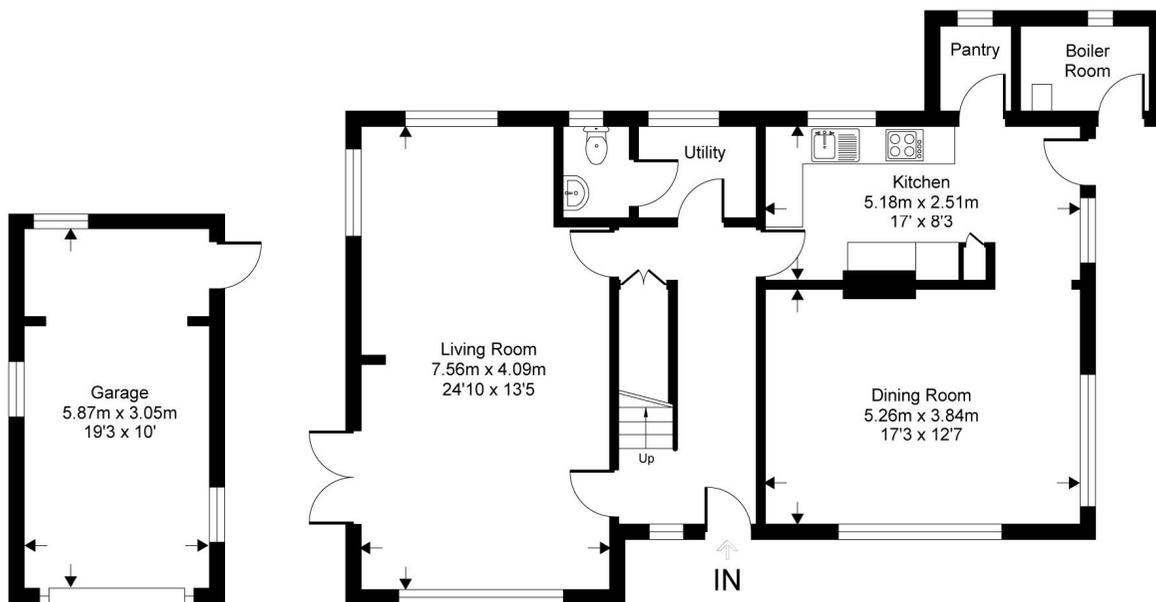
Directions: Approaching Hawkhurst from the south on the A268, pass through Newenden and Sandhurst villages and on towards Hawkhurst. Proceed past the former Oak & Ivy public house and continue for about a quarter of a mile. Just after the turning to St Ronan's school, you will see the shared entrance and a sign for Little Fowlers on the right-hand side. Turn into this private road and the property will be found at the end of the track on the left hand side.

Fowlers Close

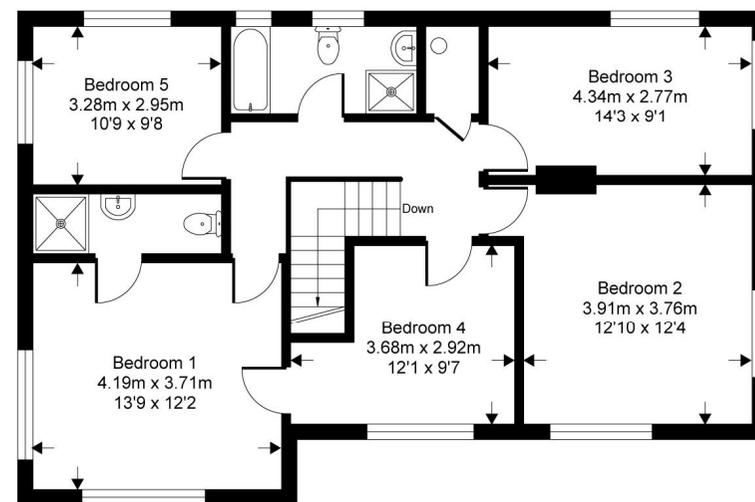
Approximate Gross Internal Area = 173.2 sq m / 1864 sq ft

Approximate Garage Internal Area = 17.8 sq m / 192 sq ft

Approximate Total Internal Area = 191 sq m / 2056 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk