

STEPHEN JAMES

RESIDENTIAL



Pine Cottage, Hawkhurst, TN18 4QT



Horns Road, Hawkhurst, TN18

A 1930's detached family home in need of modernisation, offering extension potential (STP) and a large private garden. A further 2 acres of land and outbuildings are available by separate negotiation.

- Modernisation Project
- Potential To Extend STP
- Detached Family Home
- Ample Off-Road Parking
- Expansive Garden
- 2-Acre Plot Negotiable



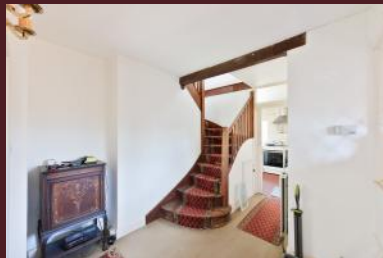
The vibrant village of Hawkhurst offers a superb array of independent shops including a florist and baker, alongside essential services like a chemist and post office. Everyday shopping is well-catered for by both Tesco and Waitrose supermarkets. For leisure, the village features the popular Kino Digital Cinema, various restaurants, and local sports clubs for golf, tennis, squash, and badminton.

The property falls within the sought-after Cranbrook School Catchment Area, with elite independent options including Benenden, St Ronan's, and Dulwich Prep nearby. Ideally located for commuters, the A21 is within easy driving distance, providing a direct link to the M25. Nearby stations at Etchingham (approx. 8 mins) and Robertsbridge offer frequent, direct services into London.

The Ground Floor

The ground floor entrance opens into a central hallway that features a characterful winding staircase and leads into the primary living spaces. The double-aspect sitting room is a bright, spacious area centered around a fireplace, offering expansive views of the garden through large windows. Opposite this, the kitchen/ breakfast room also benefits from a dual-aspect layout, providing a functional heart to the home with a dedicated larder and direct access to the outdoor grounds.

Further practical requirements are met by a utility room located toward the rear, which includes a separate sink and laundry area. This space connects to a convenient downstairs cloakroom and provides an additional point of entry from the side of the property.





The First Floor

The first floor is centered around a landing that leads to the primary double bedroom and a well-sized family bathroom. The main bedroom is notably spacious, benefiting from a dual-aspect layout that draws in significant natural light and features large, floor-to-ceiling integrated wardrobes. The bathroom is a good size and provides a functional space conveniently located to serve all bedrooms on this level.

The second bedroom acts as a transitional space, providing direct access through to a third double bedroom. While both rooms are well-proportioned with large windows, the current "walk-through" layout offers a clear opportunity for reconfiguration or extension (STP).



The Outdoor Living Space

The exterior features a front lawn bordered by wooden fencing and mature hedging. A private driveway leads to a detached garage, providing ample off-road parking. To the rear, a paved terrace wraps around the house, adjoining a private lawned garden which is included in the sale of the property.

The additional grounds of approximately 2 acres, which include the variety of outbuildings including an Atcost-style barn, and three further garage buildings, are available for purchase separately by negotiation. Should you have any questions regarding the potential of these grounds and outbuildings, our in-house planning team would be delighted to assist.



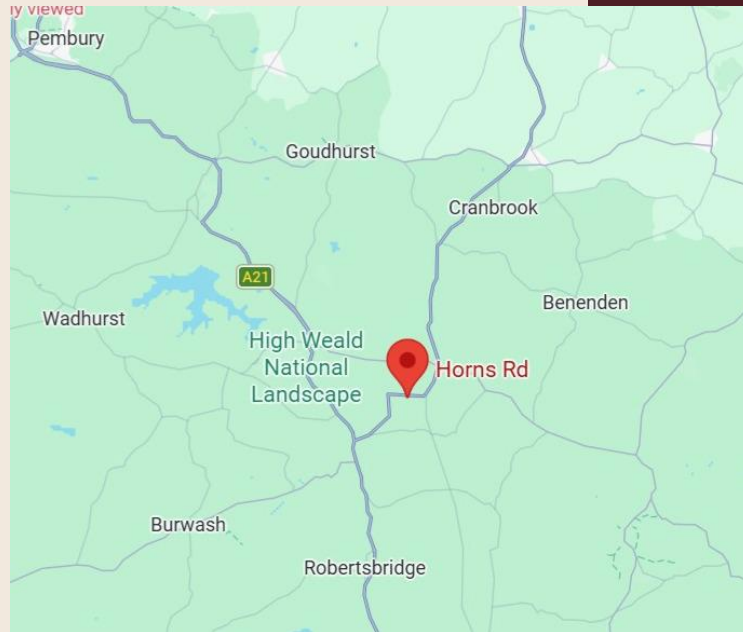
Location



TN18 4QT

Energy Performance
Certificate (EPC)

EPC : E



Amenities



Etchingham Train Station
3 Miles

Robertsbridge Train Station
3.9 Miles

The Weald Sports Centre
5.2 Miles

Nearest Supermarket
1.1 Miles

Nearest Pub
0.3 Miles

Primary Schools

Marlborough House (Independent), 0.7 Miles

Hawkhurst Church Of England Primary School (State), Ofsted: Good, 1.1 Miles

Hurst Green Church Of England Primary School (State), Ofsted: Good, 1.9 Miles

Secondary Schools

Belle View School (Independent) 4.5 Miles

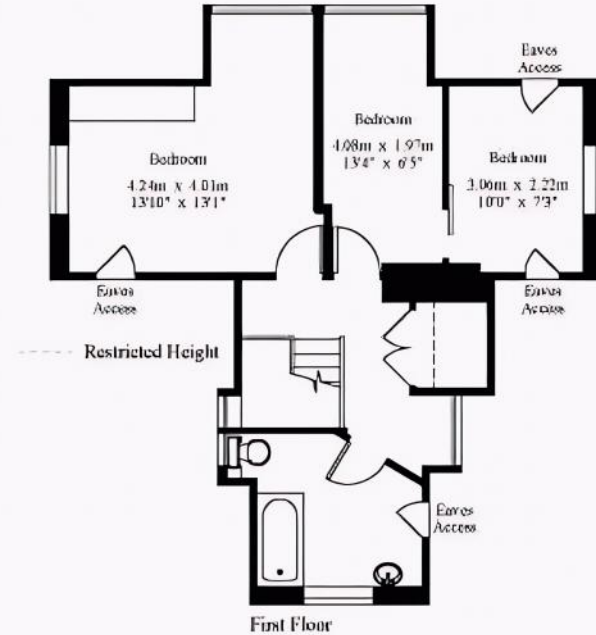
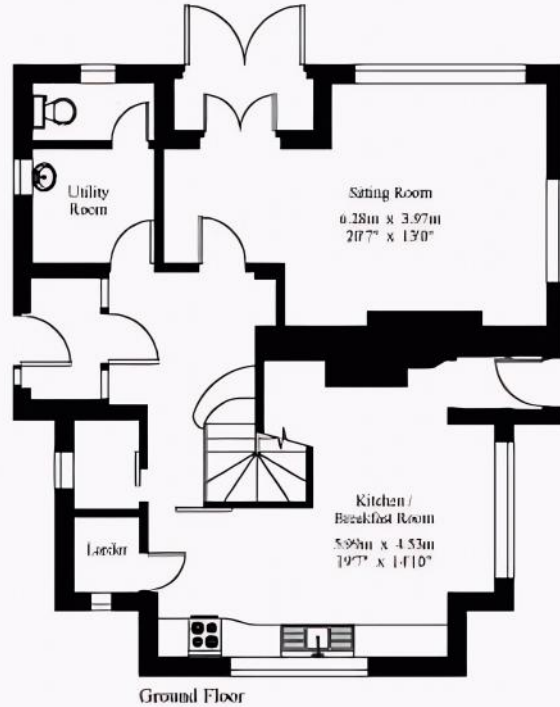
Cranbrook (State), Ofsted: Outstanding, 4.5 Miles

The Dulwich School (Independent), 4.7 Miles

Floor Plan

Pine Cottage

Gross Internal Area : 118.7 sq.m (1,277 sq.ft.)



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