



Lambert & Foster



1 COACH HILL COTTAGES

CONGHURST LANE | HAWKHURST | KENT | TN18 4RW

A character, Victorian semi detached cottage providing extended and improved three bedroom accommodation, including open plan kitchen/dining/family room with bifold doors, a main bedroom with en suite shower room, complemented by graveled parking and a lawned rear garden, all enjoying far reaching, elevated countryside views. Cranbrook School catchment area.

Guide Price £595,000

FREEHOLD



1 COACH HILL COTTAGES

CONGHURST LANE | HAWKHURST | KENT | TN18 4RW

1 Coach Hill cottages is a character, brick and tile hung Victorian former farmworkers cottage which has been extended and improved. The updated accommodation is arranged over two floors, with features including the open plan fitted kitchen/dining/family room with base level units and wooden block worktops, butler sink, Rangemaster electric cooker with twin oven, a five burner induction hob, and filter hood over, integrated Hotpoint dishwasher, recessed ceiling, down lights and a stone tiled floor with underfloor heating, bifold doors take full advantage of the view, opening out onto a decked terrace. A separate utility room provides space and plumbing for a washing machine, space for an upright fridge freezer, cupboards, wooden block work surface and a butler sink. The useful boot room has shelved storage cupboards, a stone tiled floor and a half glazed door to the rear garden. A separate sitting room has a fitted dresser with shelving and a brick fireplace housing a wood-burning stove (not in commissioned working order). Arranged over the first floor with latched cottage doors and tall ceilings are three double bedrooms, incorporating a main bedroom with cast-iron fireplace and an aspect to front, enjoying countryside views and with an en suite shower room fitted with a traditional white suite including walk in tiled shower with integrated shower and folding shower screen. Bedrooms two and three enjoy far reaching countryside views to rear. The family bathroom is fitted with a traditional white suite including rolltop bath with a heritage integrated shower over, a stone tiled floor with underfloor heating and an aspect to side. Outside, an open access onto gravelled parking and turning area. The rear garden is triangular in shape, laid principally to lawn with decked terrace and a useful timber garden shed. The whole is enclosed by hedging adjoining and overlooking neighbouring countryside.



- Total floor area approximately 1163 sq ft / 108 sq m
- Entrance porch and hall
- Cloakroom
- Sitting room
- Open plan kitchen/dining/family room with bifold doors
- Utility and separate boot room
- First floor landing
- Three double bedrooms including a main bedroom with en suite shower room
- Family bathroom
- Oil fired central heating
- Gravelled parking and turning area
- Lawned rear garden with a timber shed
- Semi rural location with fine rural views
- Cranbrook School catchment area

DIRECTIONS

From the traffic lighted crossroads in the centre of Hawkhurst, follow the A268 in the direction of Sandhurst/Newenden. Continue out of the village passing the former Oak and Ivy pub on the left. As the road starts to rise take the minor right-hand turning into Conghurst Lane. Continue along for approximately 1.2 miles passing the entrance to Conghurst Farm on the left off a right hand bend. 1 Coach Hill Cottages will be found shortly on the right-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity and water. Oil fired central heating. Shared Private drainage with immediate neighbour No.2. The tank is positioned within the garden of No.1

Local Authority: Tunbridge Wells Borough Council
www.tunbridgewells.gov.uk

Council tax: Band D **EPC:** E (54)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Conghurst Lane, Hawkhurst, Cranbrook, TN18

Approximate Area = 1163 sq ft / 108 sq m

Limited Use Area(s) = 34 sq ft / 3 sq m

Total = 1197 sq ft / 111 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lambert and Foster Ltd. REF: 927682

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.