



Lambert & Foster



2 CHITTENDEN COTTAGES

SLIP MILL ROAD | HAWKHURST | KENT | TN18 4JT

*An attractive, well presented 1830's semi-detached sympathetically extended three bedroom cottage with detached garage/workshop and office and a further detached self contained one bedroom timber lodge at the end of the garden.
Cranbrook School catchment area.*

Guide Price £725,000

FREEHOLD



2 CHITTENDEN COTTAGES

SLIP MILL ROAD, HAWKHURST, KENT, TN18 4JT

2 Chittenden Cottages is a well presented, sympathetically extended semi-detached family residence presenting brick and kent peg tile hung elevations beneath a pitched tiled roof and handmade wood framed double glazing. The accommodation is arranged over two floors and comprises; a stylish fully fitted kitchen/diner with granite worktops, integral appliances include AEG induction hob, Stove oven and Bosch dishwasher with Indian limestone floor, the utility room with space for washing machine & drier, French doors out on to the patio. A separate snug is situated at the end of the kitchen/dining area. Lounge with wood burning stove, hallway with downstairs WC leads to the stairs. Upstairs, the three bedrooms lead off of the large landing, the master bedroom has an ensuite bathroom with separate shower and corner bath, a further family bathroom with shower over, walk in airing cupboard which houses the water tank and solar panel inverter.

- Semi-detached family home
- Three bedrooms, master with ensuite bathroom
- Kitchen/dining area with utility room
- Snug
- Lounge
- Large landing/study area
- Walk in airing cupboard
- Detached garage/workshop, office and detached timber self-contained lodge
- 12 x Solar panels with 6kw battery
- Walking distance to local amenities
- Cranbrook School catchment area



SITUATION

2 Chittenden Cottages is on the outskirts but walking distance to Hawkhurst village which offers the Collanade with independent shops along with Tesco & Waitrose, it also has the Kino cinema along with various restaurants and coffee shops.

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: relax.noun.since

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains - 12 x solar panels with 6kw battery

Sewerage: Mains **Heating:** Gas

BROADBAND & MOBILE COVERAGE: Likely

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

GARDENS & OUTBUILDINGS

Outside, wooden automatic gates open onto the drive for parking of 2 cars, garage/workshop and office, to the end of the garden is a detached timber self-contained single storey lodge with one bedroom and ensuite, kitchen/dining/living area with mains services and internet. The garden made up of lawned, patio areas and a well-stocked pond of Koi carp.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** B (91)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: None **Surface Water:** None

Reservoirs: None **Groundwater:** None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

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

Slip Mill Road, Hawkhurst, Cranbrook, TN18

Approximate Area = 1594 sq ft / 148 sq m (exclude workshop / garage)

Lodge = 296 sq ft / 27.4 sq m

Outbuildings = 197 sq ft / 18.3 sq m

Total = 2087 sq ft / 193.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Lambert and Foster Ltd. REF: 1210367

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