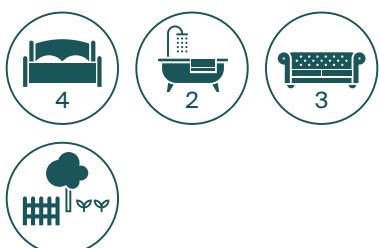


Chittenden Cottage

Hawkhurst

Kent





Chittenden Cottage, High Street, Hawkhurst, Kent, TN18 4PX.



An attractive Grade II listed detached cottage, in close proximity to the local amenities of Hawkhurst village and within the Cranbrook School catchment area. Although the property is in need of modernisation, it offers flexible family accommodation with a wealth of period features.

Hawkhurst village centre 0.5 miles. A21 (Flimwell) 2.3 miles. Cranbrook 4.2 miles. Etchingham station 4.6 miles (London Bridge from 75 minutes). Staplehurst station 10 miles (London Bridge from 52 minutes). Tenterden 11 miles. Ashford International 22.3 miles (London St Pancras from 36 minutes). Tunbridge Wells 13.5 miles. M25(J5) 26 miles. London 56 miles.

(All times and distances approximate)



The Property

Internally, this wonderful Grade II Listed home is in need of modernisation but offers well balanced accommodation, full of period features throughout.

At the front of the house there is a covered porch leading to the front door. Upon entering you are greeted by a large reception room/dining room with stairs rising to the first floor and access into the kitchen/breakfast room at the rear of the home.

The kitchen/breakfast room is fitted with a range of base and eye level units, with a lovely outlook over the rear lawned garden and beyond. Off the kitchen there is a bathroom and a door leading to the cosy sitting room and study. The sitting room boasts an open fireplace, and is full of period charm.

On the first floor there are four great sized bedrooms, with the principal bedroom having the added bonus of a dressing room. The family shower room is off the landing.

Gardens and Grounds

The property sits centrally within its plot creating superb space surrounding the home. To the front there is a large landscaped lawned garden which could provide ample space for a large driveway and garaging subject to obtaining the necessary planning consents.

Services

Mains water and electricity. Gas fired central heating. Mains drainage.

Local Authority

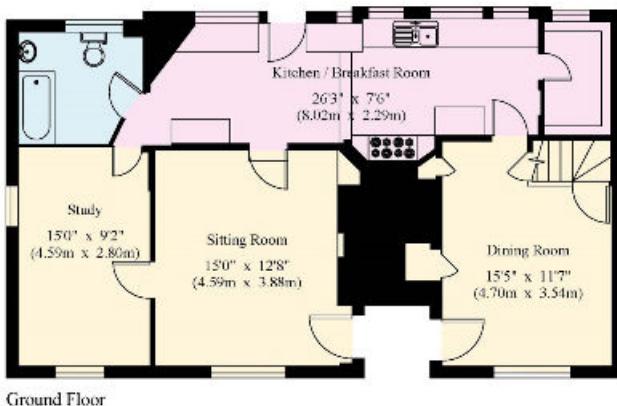
Tunbridge Wells Borough Council, Tel. 01892 526121.

Tenure

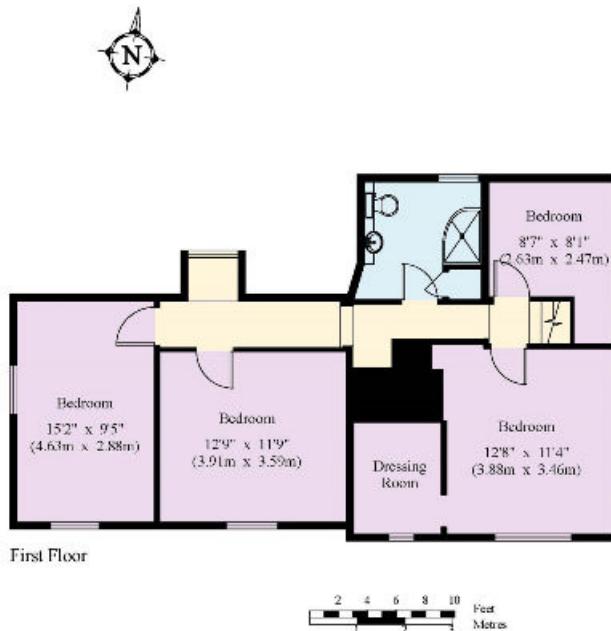
Freehold.

Chittenden Cottage

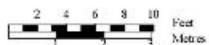
Gross Internal Area : 155.7 sq.m (1,675 sq.ft.)



Ground Floor



First Floor



© 07/04/21 Trueplan (UK) Ltd. 01892 614 881
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Situation

Chittenden Cottage is located on the High Street of the popular village of Hawkhurst which offers a wide range of shopping and leisure facilities including Tesco and Waitrose supermarkets, a post office, cinema and golf course. Etchingham and Staplehurst both offer mainline services to London, as does Tunbridge Wells together with an extensive range of shopping, commercial and educational facilities. The ancient town of Rye and coastal beaches are within easy travelling distance. There are a number of well-regarded schools in the area, in both the state and private sectors, including Marlborough House and St Ronan's at Hawkhurst, Dulwich Preparatory at Cranbrook, Benenden School, Holmewood House Preparatory at Langton Green, Tonbridge School. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge and we understand the property lies within the Cranbrook School Catchment Area. Leisure facilities in the area include golf at a number of courses including Hawkhurst, Dale Hill (Ticehurst), Lamberhurst and Chart Hills (Biddenden); sailing at Bewl Water and on the south coast; walking, riding and cycling in the surrounding countryside, Bedgebury Forest and Hemsted Forest.

Directions (TN18 4PX)

From Tunbridge Wells, proceed south on the A21. At Flimwell crossroads/traffic lights, turn left onto the A268 to Hawkhurst. Continue for 2.3 miles and the entrance to the property will be found on the left hand side (opposite Marlborough House School).

Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
TN1 1XL

knightfrank.co.uk

I would be delighted to tell you more.

Holly Sibley
01892 772946
holly.sibley@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (information) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated March 2021. Photographs and videos dated March 2021. Our ref. HAS/1099290.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Connecting people & property, perfectly.