



Lambert & Foster



21 WELLINGTON COTTAGES

HAWKHURST | KENT | TN18 5EL

A well proportioned, extended family house providing three bedrooms, two reception rooms including work from home study/optional ground floor fourth bedroom and a kitchen/dining room complemented by front and rear lawned gardens, ample shingle parking together with a detached single garage, all occupying an edge of village location. Cranbrook School catchment area

Guide Price £395,000

FREEHOLD



21 WELLINGTON COTTAGES

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21 Wellington Cottages is a semi detached former local authority house, which has been extended and improved to provide well proportioned family accommodation. Features include two reception rooms on the ground floor incorporating a study which could be readily used as a fourth bedroom. Accessed from the rear porch/sunroom is a separate utility room with space and plumbing for a washing machine, a fitted worktop, tiled floor and an extractor fan. The sitting room has a coal effect gas fire with a useful understairs storage cupboard and a pleasant aspect to front. The kitchen area is fitted with a basin, eye level cupboards and drawers and includes a five burner gas hob and integral Belling oven underneath. The ground floor shower room is fitted with a white suite including ceiling height tiling and a tiled floor. Three bedrooms are arranged over the first floor, bedroom one has a triple aspect incorporating two roofline windows and has fitted wardrobes and drawers, enjoying a pleasant outlook over the garden. Bedroom two has a combined walk-in wardrobe and airing cupboard with additional access to under eaves storage.

Outside a particular feature is the parking and garden approximately 25.50m max by 18m max accessed via a tarmac drive and metal gates opening onto extensive shingle parking. A detached concrete single garage is partly clad. The lawned garden continues on, the whole is well fenced and enclosed. Set to the front is an area of lawn with a concrete pathway leading up to the front door.



- Total floor area approximately 1316 sq ft (112.3 sq m)
- Sitting room with coal effect gas fire
- Study/bedroom four
- Kitchen/dining room
- Rear porch/sunroom
- Utility room
- Shower room
- First floor landing
- Three bedrooms
- Gas-fired central heating
- Double glazing
- Front and rear garden
- Extensive vehicle parking and detached single garage
- Staplehurst mainline station is approximately 9 miles distance and Etchingham is 5.5 miles

DIRECTIONS

From the Great House public house proceed up the road (when facing on to the right hand side) whereupon 21 Wellington cottages will be clearly seen on the left-hand side.

GENERAL

Services: Mains electricity, water and drainage. Mains gas fired central heating.

Local authority: Tunbridge Wells Borough Council

www.tunbridgewells.gov.uk

Council tax: Band E

EPC: D

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.

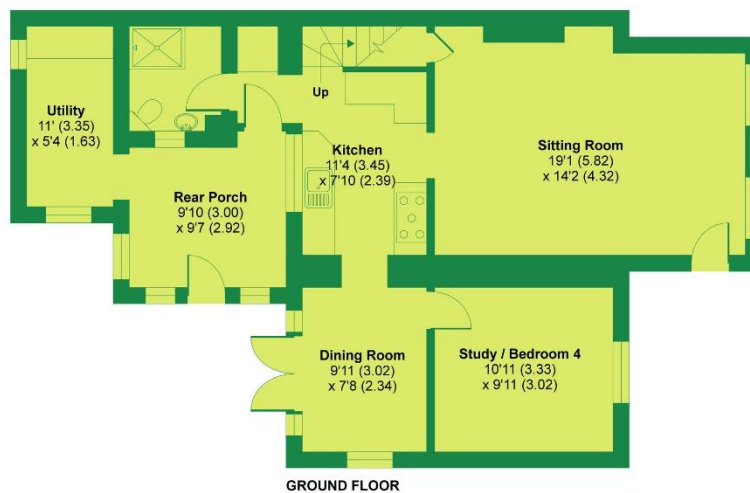
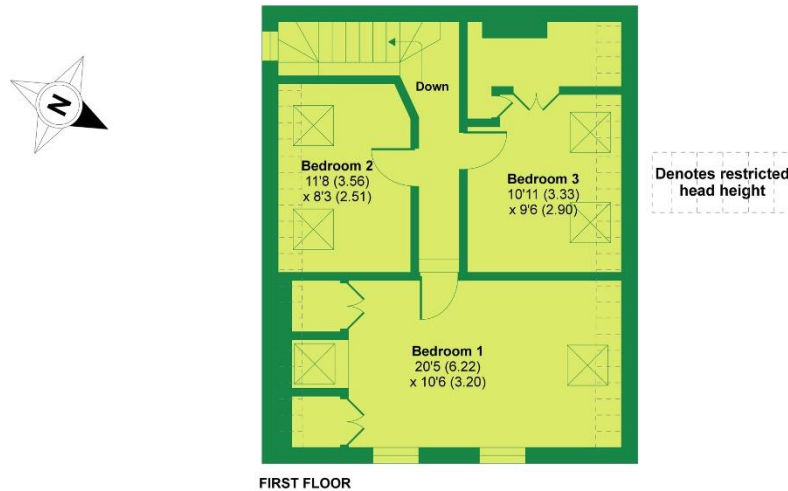
21 Wellington Cottages, Hawkhurst, Cranbrook, TN18

Approximate Area = 1316 sq ft / 122.3 sq m

Limited Use Area(s) = 80 sq ft / 7.4 sq m

Total = 1396 sq ft / 129.7 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 2021. Produced for Lambert and Foster Ltd. REF: 790874

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