



OYLER'S FARM
ATTWATERS LANE, HAWKHURST, KENT, TN18 5AR



**Lambert
& Foster**

HAWKHURST 2 MILES | CRANBROOK 3 MILES | STAPLEHURST 8.5 MILES

OYLERS FARM, ATTWATERS LANE, HAWKHURST, KENT, TN18 5AR

A beautifully presented, end of terrace cottage, providing character accommodation including three double bedrooms and two separate reception rooms, complemented by neatly tended, established gardens, ample parking and a detached garage, total plot size extending to approximately 0.4 of an acre, all occupying a favoured semi rural location. Cranbrook school catchment area. No onward chain.

GUIDE PRICE £695,000

FREEHOLD



DIRECTIONS

Using what3words app: [rocks.essay.nylon](https://www.what3words.com/rocks.essay.nylon)



DESCRIPTION

Oylers Farm is a pretty, well presented, extended and improved end of terrace cottage presenting mixed elevations of Kentish ragstone and white weather boarding set with predominantly sealed unit, hardwood double glazed windows, UPVC double glazed windows to rear, beneath a pitched and hipped tiled roof. Formerly two cottages the accommodation has been updated, improved and extended on the ground floor, to provide a fine, character home. Features include both front and rear porches, a double aspect sitting room /dining room with fireplace and oak beam housing a wood burning stove, fitted book shelving to recess, bay window and French windows opening out to a paved seating area. A second reception room/ family room/snug has a brick fireplace housing a wood burning stove, fitted book shelving to recess and an aspect to front overlooking the garden. A fitted kitchen/breakfast room includes a Rangemaster Nexus SE cooker with gas hob, electric ovens and filter hood over, integral Neff dishwasher, Bosch fridge and freezer, larder style cupboard, slate floor and a double aspect. A useful cloaks/shower room is fitted with a modern white suite. Arranged over the well proportioned, first floor landing are three double bedrooms. Bedroom one has an attractive brick fireplace and built-in wardrobe with a double aspect to the front and side, enjoying views out across the garden and countryside beyond. Bedroom two also has a pretty brick fireplace and built-in wardrobe with an aspect to front enjoying views out across fields and countryside. Bedroom three with built in wardrobes has an outlook to rear. The bathroom is fitted with a modern, traditionally designed suite including a tongue and grooved panel bath with mixer tap and shower attachment.





GARDENS & GROUNDS

Outside, a five bar gate opens on to a private, part tree lined drive, leading down to ample parking and to a detached open fronted timber garage incorporating a utility/cloakroom, space and plumbing for washing machine, a sink, space and electric point for a tumble drier and a wc. Alongside is separate secure storage.

The gardens are a particular feature, laid to lawn extending out predominantly to the front and side, with hydrangeas, cherry tree, paved seating area, monkey puzzle tree and a 'secret garden' approached via a wrought iron gate with brick pillars, comprising paved paths, flower borders and lawn. The title plot size extends approximately 0.4 of an acre, enclosed by established hedging.



FLOORPLANS

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

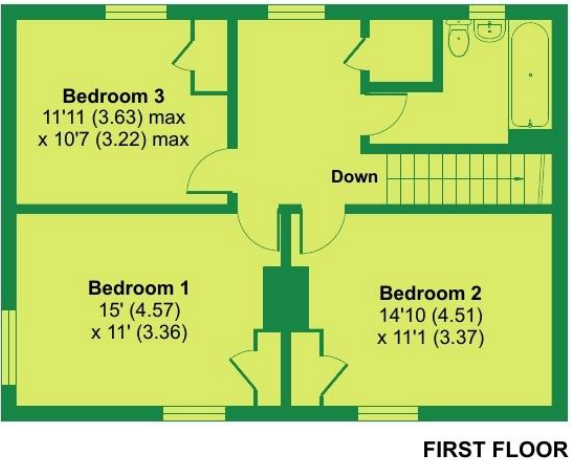
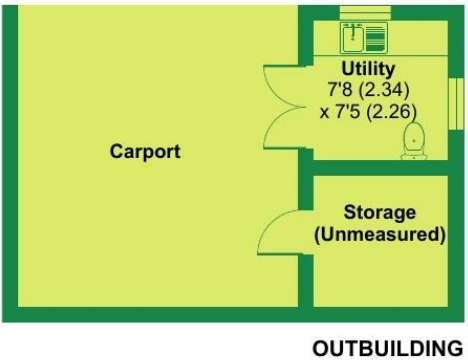
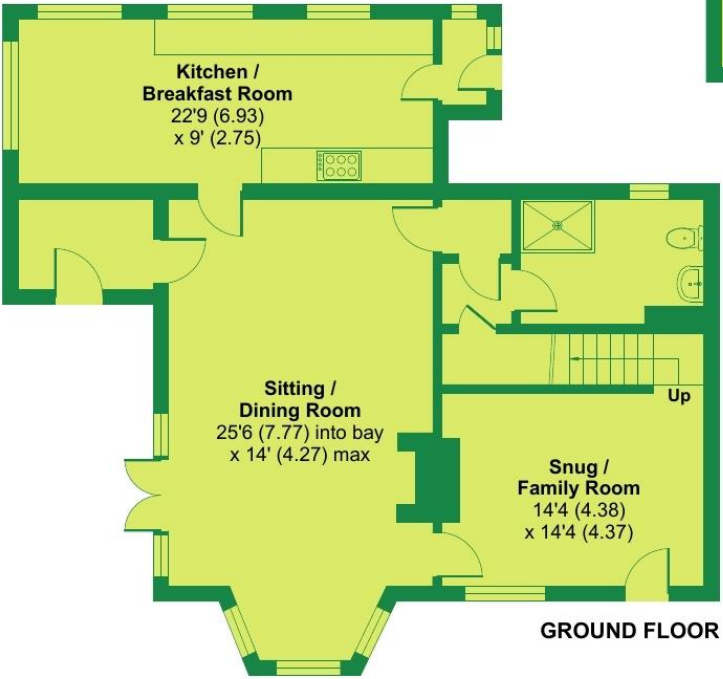
Attwaters Lane, Cranbrook, TN18

Approximate Area = 1551 sq ft / 144.1 sq m (excludes & storage carport)

Outbuilding = 56 sq ft / 5.2 sq m

Total = 1607 sq ft / 149.3 sq m

For identification only - Not to scale





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

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private sewage treatment plant shared with the two adjoining neighbours

Heating: Oil fired central heating

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: E **EPC:** D (66)

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