



Lambert & Foster



5 TATES

HAWKHURST | KENT | TN18 4LN

Set in a sought after cul de sac within a short walk of Hawkhurst High Street and the Colonnade is this 1817 sq ft detached house, providing four bedrooms and two reception rooms with scope for interior updating, improvement and extension, subject to PP, complemented by a front and rear established lawned gardens with drive leading to an attached double garage. Cranbrook School catchment area. No onward chain.

Guide Price £635,000

FREEHOLD





5 TATES

HAWKHURST, KENT, TN18 4LN

5 Tate is a detached family house presenting brick and tile hung elevations beneath a pitched tiled roof, now offering potential for the updating of the interior fixtures and fittings and extension, subject to obtaining all relevant planning consents.

The accommodation is arranged over two floors and comprises of; entrance hallway, cloakroom, study room, sitting room with gas fireplace and an aspect to rear incorporating double doors opening out onto the garden, dining room with rear aspect, kitchen with built in oven, warming drawer, fridge and dishwasher, utility room. Arranged over the first floor landing are four bedrooms including a main bedroom with garden views and built in wardrobe. Bedroom two also has a built-in wardrobe with aspect to rear. A family bathroom is fitted with bath tub and separate shower cubicle.

Outside, open access onto a driveway providing parking leading up to an attached double garage. The front garden is laid to lawn with established borders and mature tree. The rear garden is a particular feature, with sunny aspect and laid predominantly to lawn with established shrubs and borders, including timber shed, greenhouse and ornamental pond.

5 Tate is a short distance from the High Street with some excellent local shops which include a bakers, chemist, Kino cinema, a popular cafe, fish and chip shop and fast food take away. Also along the High Street are Tesco and Waitrose and two great local pubs and restaurants being the Queens Inn and the Royal Oak. There are regular train services to and from central London in about an hour from nearby Staplehurst and Etchingham.



- Detached 1817 SQ FT Family House
- Four Bedrooms
- Sitting Room & Dining Room
- Fitted Kitchen
- Study, Utility & Cloakroom

- Front and Rear Lawned Gardens
- Driveway & Double Garage
- Sought After Cul De Sac Location
- Walking Distance to Hawkhurst High Street
- Cranbrook School Catchment Area

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

WHAT3WORDS: openly.committee.cheater

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Warm air gas heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** D (57)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> 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.

Tates, Hawkhurst, Cranbrook, TN18

Approximate Area = 1573 sq ft / 146.1 sq m

Garage = 244 sq ft / 22.6 sq m

Total = 1817 sq ft / 168.7 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). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1355220

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