

Lambert & Foster



2 THE VIEW

HAWKHURST ROAD | CRANBROOK | KENT | TN17 3PU

*A newly built traditional, barn style house, with a fine attention to detail, providing two double bedroom accommodation including a triple aspect sitting room, comprehensive fitted kitchen/dining room and a useful first floor study, all complemented by a garden, paved patio and parking for two cars with EV charging point, occupying a convenient edge of town location, enjoying far reaching countryside views to the front and pavement access to the local farm and coffee shop.
Cranbrook School catchment area.*

Guide Price £575,000

FREEHOLD





2 THE VIEW

HAWKHURST ROAD, CRANBROOK, KENT, TN17 3PU

2 The View is a newly built detached barn style house by local development firm Baxtian Homes presenting oak weatherboarded elevations, set with timber framed, double glazed casement windows, roof line windows, beneath a pitched and half hipped tile roof.

The very well presented, energy efficient accommodation includes solid timber doors, underfloor air source heating to ground and first floor, carpeted first floor, kitchen integral appliances and external courtesy lighting. The accommodation described in more detail, entrance hall with built-in storage cupboard, cloakroom with white sanitaryware and wall mounted mirrored cabinet, triple aspect sitting room incorporating patio doors with outlook across the garden. A kitchen/dining room is comprehensively fitted, a triple aspect room, including integrated appliances by AEG including oven and grill, fridge and freezer, dishwasher, induction hob with filter hood over, twin inset stainless steel sink unit with mixer tap over, walk-in storage cupboard, space and plumbing for washing machine, recessed ceiling down lamps, illuminated display shelving and patio doors out to the garden.

Arranged over the first floor galleried landing with automatic electric opening roof line window, doors leading off to the main bedroom, a triple aspect room enjoying far-reaching views out to rear and front across the neighbouring countryside and Bedgebury Forest. An en suite shower room fitted with a white suite. Bedroom two also a triple aspect room with walk-in wardrobe. A family bathroom is fitted with a white suite including a bath with integrated shower over, ceiling height and floor tiling.

Outside, an initially shared driveway leads to pressed gravel drive and parking for two vehicles with EV charging point. The garden runs out to the rear which will be turfed upon completion, with paved patio, courtesy lighting, bordered by traditional post and rail fencing with dog proof wire netting. Fine views are enjoyed to front across fields, countryside and Bedgebury Forest.



- Newly built detached traditional barn style house
- 10 year Buildzone warranty
- Entrance hall and cloakroom
- Triple aspect sitting room
- Fitted kitchen/dining room with integral appliances
- Air source under floor heating

- First floor study
- Two double bedrooms incorporating a main bedroom with en suite shower room
- Family Bathroom
- Parking for 2 vehicles with EV charging point
- Garden with patio and post and rail fencing
- Countryside views across to Bedgebury Forest

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

WHAT3WORDS: jumpy.digital.ogre

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air Source heat pump

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: New build - TBC **EPC:** B

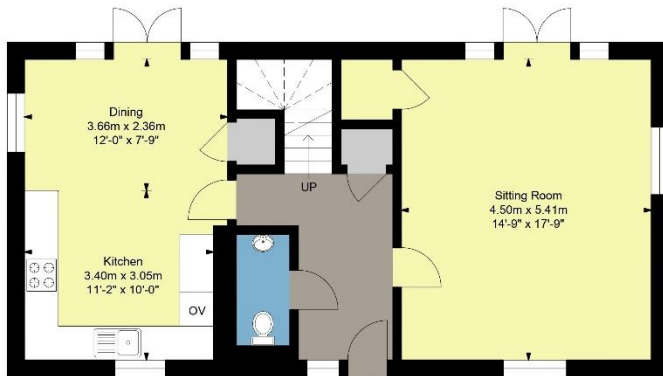
BROADBAND & MOBILE COVERAGE:

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

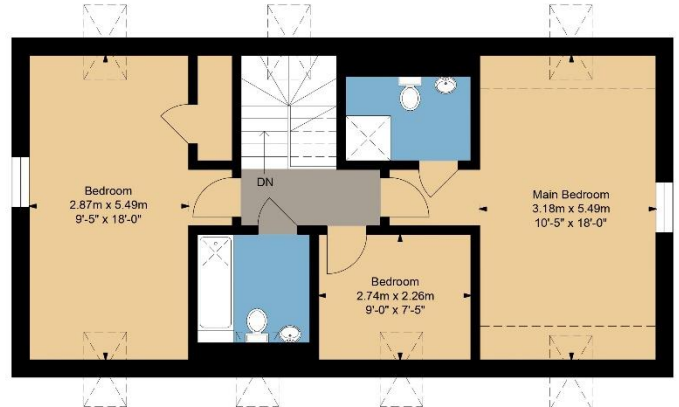
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Gross Internal Area : 122.89 sq.m (1322.75 sq.ft)



Ground Floor



First Floor

For Identification Purposes Only

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
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CRANBROOK, KENT
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