



Lambert & Foster



8 BARRETTS ROAD

HAWKHURST | KENT | TN18 4EE

A middle terrace circa late 1960s house set in a quiet cul de sac location in the popular Wealden village of Hawkhurst, providing three bedrooms and two bathrooms, complemented by a landscaped rear garden and driveway with parking for four vehicles, all occupying a central village location and just a short walk to the popular Hawkhurst Colonnade and local amenities. Cranbrook School catchment area.

Guide Price £435,000

FREEHOLD





8 BARRETTS ROAD

HAWKHURST, KENT, TN18 4EE

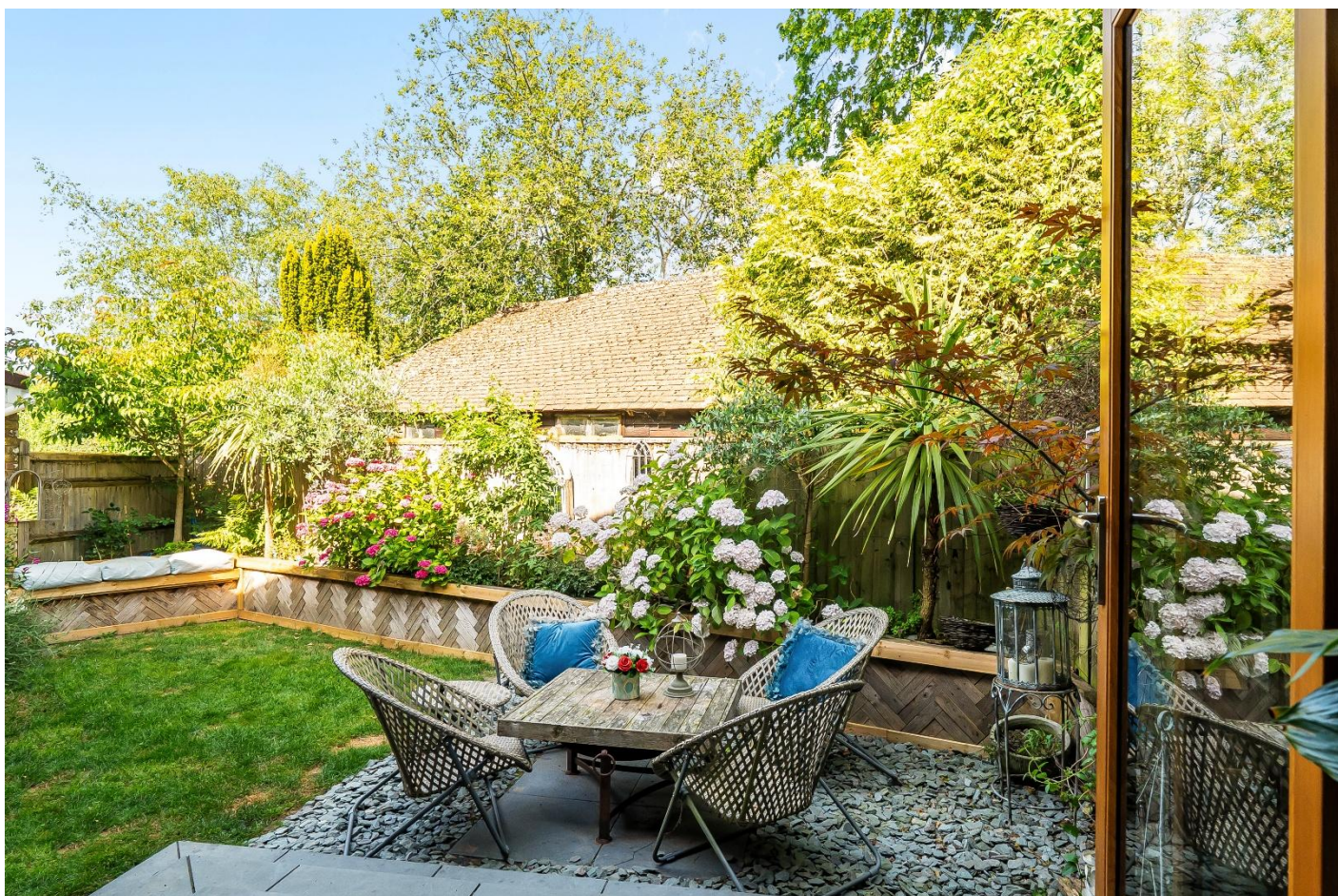
8 Barretts Road is a middle terrace circa late 1960s / early 1970s house presenting mixed elevations of brick and tile hanging set beneath a shallow pitched concrete tiled roof.

Accommodation is set over two floors and comprises; entrance porch and cloakroom, double aspect sitting/dining room with feature open fireplace and bi fold doors opening to the rear garden, fitted kitchen and store/utility room with twin access to front and back. To the first floor, main bedroom with built in storage cupboard and en suite shower room, a further two double bedrooms and family bathroom with shower cubicle and double length sink.

Outside, a driveway provides off road parking for four vehicles. The rear garden compliments the accommodation well, mainly laid to lawn and patio with raised flower beds and handy log store.

Our vendors have recently secured planning permission in May 2025 to add a single storey side extension (creating a larger kitchen and incorporating the utility room) and single garage. Reference number 25/01159/FULL

Situated in a tucked away yet central location in the Wealden village of Hawkhurst, which provides good day to day facilities including Supermarkets, (Waitrose & Tesco), Butchers, Bakers, Doctors surgery, Chemist, Restaurants, Kino digital cinema, Golf/Tennis & Squash clubs, Pubs, Hotel, Dry cleaners, Vets as well as a range of independent stores. The nearby towns of Tunbridge Wells, Cranbrook & Tenterden offer additional facilities. In addition, there are many sporting facilities in the area including several golf clubs, equestrian centres & sailing at Bewl Water. It is also within easy reach of Bedgebury Pinetum which offers miles of cycling, walking and running trails.



- A mid terrace family house
- Three bedrooms (including main bedroom with en suite bathroom)
- Open plan living/dining room with feature Bi-Fold doors
- Fitted kitchen and Utility/store room
- Family bathroom

- Landscaped rear garden
- Off road parking for four vehicles
- Planning granted for side extension and single garage
- Central village location
- Cranbrook School catchment area

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

WHAT3WORDS: petrified.fees.firewall

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** D (67)

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.

8 Barretts Road, Hawkhurst, Cranbrook, TN18 4EE

Approximate Area = 1061 sq ft / 98.5 sq m

For identification only - Not to scale

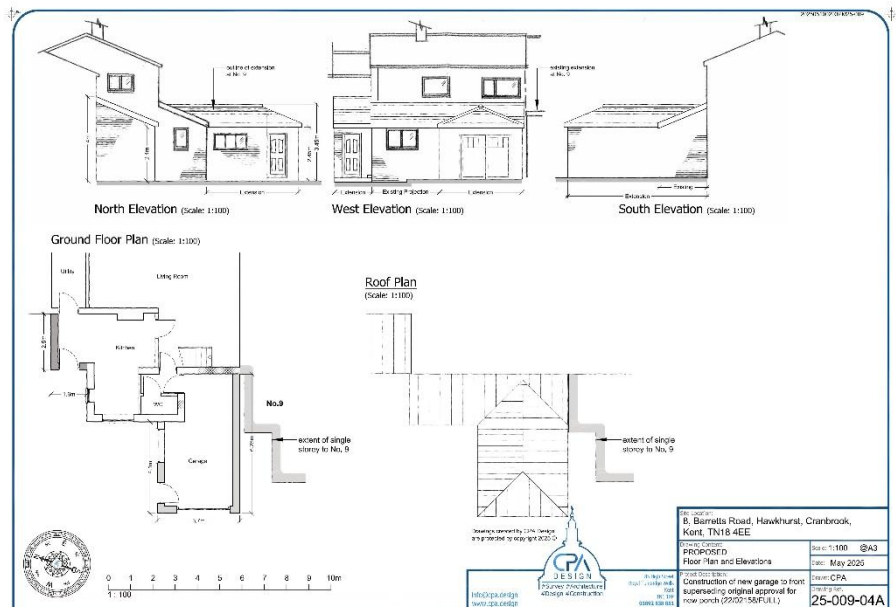


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Lambert & Foster Ltd. REF: 1488239



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR 125 YEARS



arla

propertymark

naea

propertymark



**Lambert
& Foster**