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ESTATE AGENT  
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## Moor Cottage, The Moor, Hawkhurst, Cranbrook, Kent. TN18 4NX.

Guide Price £490,000 Freehold

### Property Summary

"This impressive period property is immaculately presented throughout. The location on The Moor gives this home picturesque views everyday".- Matthew Gilbert, Branch Manager.

Proudly presenting to the market this beautiful cottage located in a prominent position within Hawkhurst village. This home has been lovingly cared for by the current owners and is bursting with character throughout.

The property to the ground floor consists of an entrance hall, large open plan kitchen/dining room, lounge with an oversized feature window and separate WC. To the first floor there is a master bedroom with an ensuite shower room, two further bedrooms and family bathroom.

Externally there is a pretty courtyard garden ideal for entertaining. To the front there is a driveway for one large vehicle.

This period home has the added benefit of exposed beams throughout as well as double glazing. Located on the exclusive position on The Moor in Hawkhurst, there are a lot of amenities and shopping facilities within close proximity. This home also has great commuter links with a mainline station to London found in Etchingham and the A21 can also be found nearby.

Moor Cottage really needs to be viewed to appreciate everything on offer so please book a viewing to avoid disappointment.



### Features

- Three Bedroom Attached Cottage
- Well Proportioned Throughout
- Ensuite To Master Bedroom
- Private Courtyard Garden
- Council Tax Band D
- Stunning Presentation
- Sought After Moor Location
- Cranbrook School Catchment Area
- EPC Rating: C

## **Ground Floor**

### **Front Door To**

### **Hall**

Stairs to first floor landing. Radiator. Wall mounted thermostat. Storage cupboard housing consumer unit. Cupboard housing gas meter. Door to

### **Kitchen/Dining Room**

18' 2" x 10' 0" (5.54m x 3.05m) Double glazed French doors to rear. Range of base and wall units. Granite worktops with sink. Space for washing machine and fridge freezer. Integrated electric oven with gas hob and extractor over. Integrated dishwasher. Wall mounted gas boiler. Radiator. BT point.

### **Living Room**

20' 2" x 9' 9" (6.15m x 2.97m) Windows to front with plantation shutters. Two radiators. TV point. Wall lights.

### **WC**

Low level WC. Wash hand basin with splash back tiling. Radiator. Extractor.

## **First Floor**

### **Landing**

Double glazed frosted Velux window to rear. Exposed beams. Hatch to loft access. Radiator.

### **Bedroom One**

11' 3" x 9' 10" (3.43m x 3.00m) Double glazed window to front with plantation shutters. TV point. Built in triple wardrobes. Exposed beams. Wall lights.

### **Ensuite**

Suite comprising of low level WC, wash hand basin, large shower with sliding glass door. Heated towel rail. Localised tiling. Exposed beams.

### **Bedroom Two**

10' 9" x 9' 5" (3.28m x 2.87m) Double glazed window to side with plantation shutters. Radiator. Exposed beams.

### **Bedroom Three**

12' 3" x 5' 5" (3.73m x 1.65m) Double glazed window to side with plantation shutters. Exposed beams.

### **Bathroom**

Double glazed frosted window to rear. Exposed beams. Suite comprising of low level WC, wash hand basin, panelled bath with shower attachment and glass screen with localised tiling. Extractor. Cupboard housing water tank.

### **Exterior**

#### **Front Garden**

Border to front with shrubs and plants. Post box. Outside lighting. Feature brick border wall.

#### **Parking**

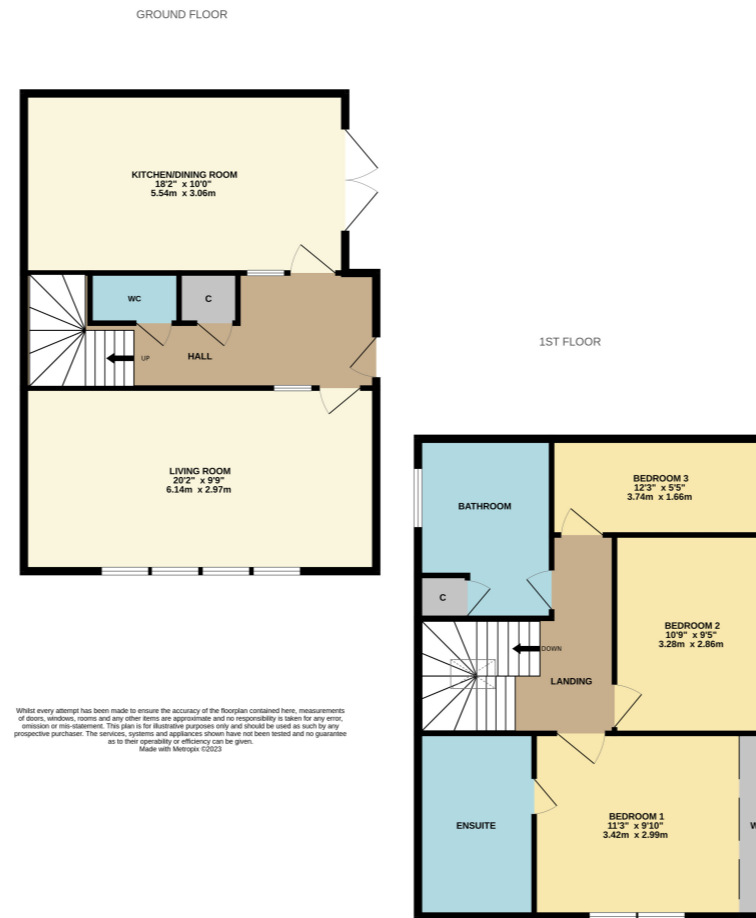
Block paved driveway for one large vehicle. Side access to

#### **Rear Courtyard**

Cottage style courtyard with feature brick border wall. Shingled border to one side. Outside tap. Electric point.

### **Agents Note**

In accordance with The Estate Agents Act 1979, we hereby declare that the owners of this property are related to employees of Philip Jarvis Estate Agent Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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