



Situated within the heart of Hawkhurst in a sought after, quiet location just a short walk from the High Street. We are delighted to offer this detached 3-4 bedroom beautifully presented home, thoughtfully remodelled and extended with charming gardens, double garage and off road parking for several cars. CHAIN FREE

**FREEHOLD**  
**Guide Price: £675,000**



Oakfield is one of Hawkhurst's most prominent locations offering unique properties in a peaceful location, yet close to the High Street that provides good day to day facilities.

The owners have recently extended and updated this wonderful property into a well-balanced, family home.

Standing slightly elevated with off road parking for several cars, a path leads to the front partly glazed door into a wide hall. The entire ground floor is on one level, with the majority being wide oak plank engineered flooring. From the hall there is a modern shower/wet room with chrome towel rail and distressed oak style lino flooring, ideal for guests using bedroom 4.

The family area is a bright and welcoming area where you can dine or sit around and chat, whilst the chefs in the family, are rustling up the meal in the stylish, handmade and painted kitchen. The kitchen is a focal point of the property being well designed and laid out with soft close units, Neff double oven and microwave, Miele fridge freezer and dishwasher, marble effect worktops and wonderful views of the birds in the garden. A utility area provides for the washing machine and boot area with further access to the front driveway and double garage.

Bi-fold glazed doors open from the family area over a paved patio with views down the garden and path leading around to the raised beds and garden storage. The 4<sup>th</sup> bedroom or study has views to the side and overlooks the raised beds. The lounge is off the family area where you can enjoy the woodburner and a book from the large inset bookshelf.

### **First Floor**

Bedrooms 2 and 3 are doubles with space for either free standing or fitted wardrobes, they share the well-appointed family bathroom. The master bedroom has large, fitted wardrobes and an ensuite bathroom with large shower unit heated towel rail, roll top bath where you can lie back and absorb the varying skies and birds busying themselves in the treetops.

The gardens are well established with fine specimen trees and shrubs. There is a high degree of privacy that can be enjoyed from most of the garden whilst views can be enjoyed over the surrounding countryside. A large patio with raised beds lies to the south side, with lawns and wild areas forming an undulating garden to the rear. Immediately off the family area and from the bi-fold doors is a level paved terrace, ideal for bbq's. The garage provides further storage/office within the 1<sup>st</sup> floor boarded area, there is pedestrian access from the rear garden.

The trees that landscape the surroundings provide for a peace haven for birdlife. Please note that there is a Tree Preservation Order on several of the trees close to the property. Scotts Pine, Oak, Beech and Birch.









**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Hawkhurst is a village and civil parish in the borough of Tunbridge Wells in Kent, England. The village is located close to the border with East Sussex, around 12 miles south-east of Royal Tunbridge Wells, and within the High Weald Area of Outstanding Natural Beauty.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

Tunbridge Borough Council – Council Tax F: £2,680.13

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