



Jack Charles  
Estate Agents  
**FOR SALE**  
01892 621 721  
www.jackcharles.co.uk

Toad Hall Highgate Hill, Hawkhurst, Cranbrook, TN18 4LB

Asking price £350,000

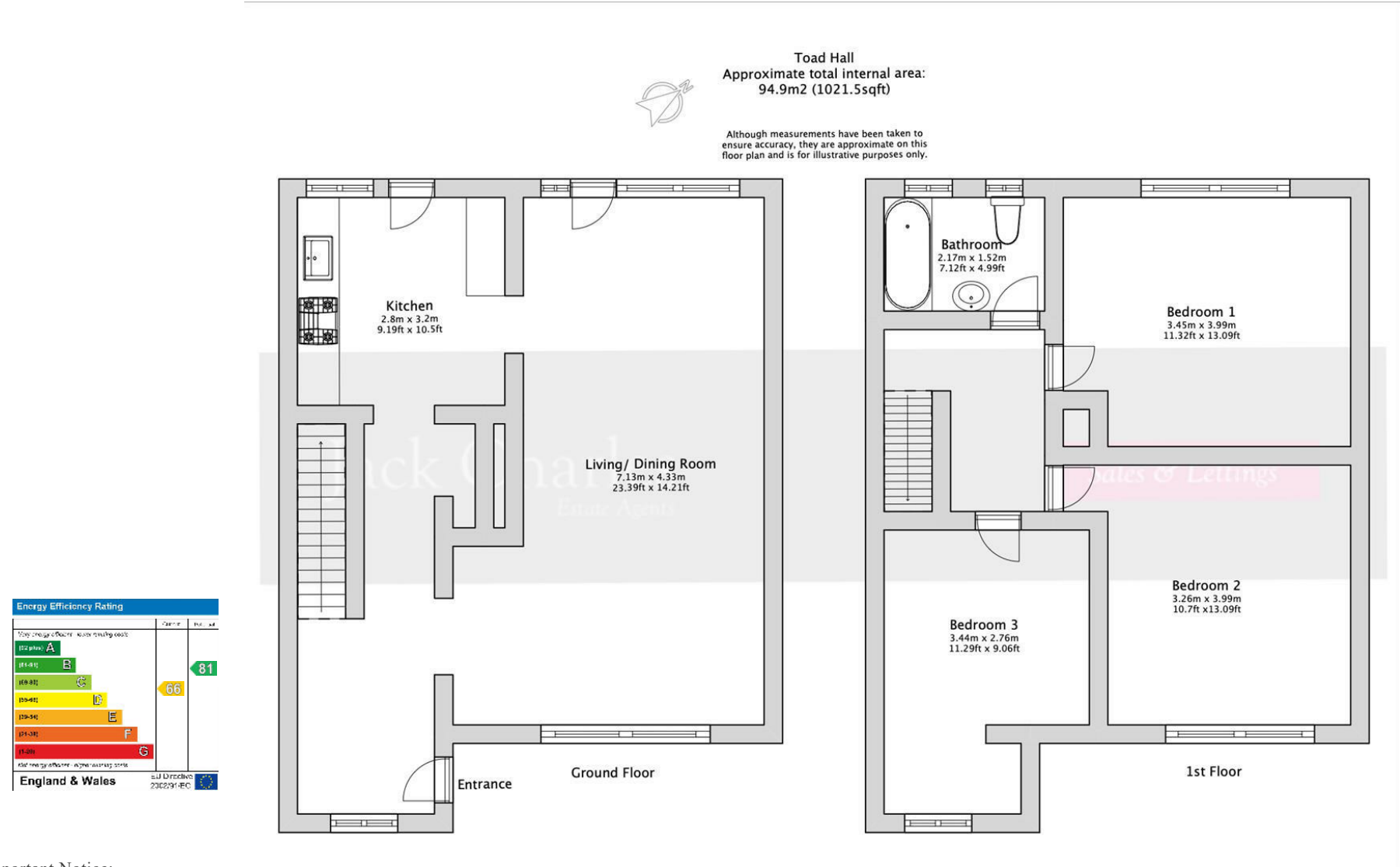
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Sales & Lettings



- Newly Modernised Family Home
  - Lounge / Dining Room
  - Parking
- Spacious Rooms Throughout
  - Westerly Aspect Rear Garden
  - Garage
- Kitchen & Bathroom
  - Potential For Loft Conversion STPP
  - Central Location

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

**To Be Sold**

Jack Charles are delighted to offer this very spacious and three bedroom family home located close to the centre of Hawkhurst. The property is arranged over two floors but does has the potential for a loft conversion in the large attic subject to gaining the required permissions. The ground floor offers a light and airy entrance hall with a beautiful reclaimed parquet floor. The sitting / dining room which also benefits from large French doors opening onto the rear garden. The modern kitchen offers ample space and is well designed. On the first floor you will find three well proportioned bedrooms and a modern white bathroom suite. Outside you have an off road parking space and a single garage. The rear garden is secure and mainly laid to lawn with mature borders and has a sunny westerly aspect. The property is available chain free and internal viewings are highly recommended.

**Situation**

Toad Hall is situated in the centre of the village of Hawkhurst which provides good local shopping including Waitrose, Kino digital cinema and restaurants.

Comprehensive shopping: can be found in Cranbrook, Tenterden, Tunbridge Wells and Maidstone. Bluewater shopping is located just off the M25 Junction 2 (A2/M2). Ashford designer outlet is located at J9 off the M20.

Mainline rail services: to London Charing Cross and Cannon Street can be found at Staplehurst, Headcorn, Etchingham and Marden stations. Trains to Gatwick airport are available from Tonbridge. Eurostar trains are available from Ashford International. [www.eurostar.com](http://www.eurostar.com). A high speed train service has been introduced from London St Pancras to Ashford reducing the journey time to 37 minutes. [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

Primary schools: Benenden, Cranbrook, Colliers Green, Frittenden, Hawkhurst, Sandhurst, Sissinghurst, Staplehurst.

State secondary and grammar schools: Cranbrook School (voluntary aided non-denominational boarding and day co-educational state grammar school ), Angley School (Sports College) and Homewood School, Tenterden (Arts College) as well as several other Grammaer schools in Tunbridge Wells & Tonbridge

Private schools: Marlborough House, Dulwich Preparatory, St. Ronan's and Vine Hall schools. Sutton Valence, Benenden, Bethany.

Leisure/sporting facilities: A number of golf clubs including Chart Hills, Rye and Dale Hill. A health club with pool, squash and tennis courts at Risebridge, Goudhurst. Sailing and fishing at Bewl Water and riding, walking, mountain bike trails plus a climbing and activity centre in Bedgebury Forest and Pinetum.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks







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