



3 Gills Green Courtyard

Gills Green, Cranbrook, Kent, TN18 5EP

Batcheller
Monkhouse

3 Gills Green Courtyard

An attractive modern well proportioned home, located between Hawkhurst and Cranbrook in the favoured Cranbrook School catchment area.

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Kitchen
- Master Bedroom with En Suite Shower Room
- 2 further Bedrooms
- Family Bathroom
- Garden
- 2 Parking Spaces



AMENITIES

Gills Green is situated on the outskirts on the popular village of Hawkhurst which offers a good range of amenities and shopping facilities, together with a cinema, supermarkets, restaurants and public houses.

Cranbrook is about 3.2 miles distant and provides further extensive leisure and shopping facilities.

Etchingam station is approximately 5.6 miles distant with services to London Charing Cross.

Bedgebury Pinetum and Bewl Water are within the area.

There is an excellent range of schools, both state and private and the property is within the catchment of the Cranbrook School.

DESCRIPTION

The property is a well presented 2 year old property with the benefit of an NHBC warranty. The accommodation has a number of quality touches including oak flooring and joinery and triple glazed windows. Viewing is recommended to appreciate all that is on offer. Features of note:

- Entrance door leads through the hall, stairs rising with oak flooring and bannister. There is an under stairs cupboard and a cloakroom to one side.
- The kitchen has a range of high gloss modern units, granite working surfaces, integrated dishwasher, washing machine and separate tumble dryer, integrated fridge freezer, Range Master range cooker with extractor hood over and a wall mounted Worcester combi-boiler.
- The sitting/dining room has oak flooring with a triple glazed window to the rear and double glazed double doors opening to the rear enclosed garden.
- On the first floor is a master bedroom with double mirror fronted wardrobes and an en suite shower room with corner shower and LED mirror.
- There are 2 further bedrooms on the first floor and a family bathroom which has a tiled surround including a mosaic feature and illuminated LED mirror.



OUTSIDE

The front garden has an area of lawn and flower borders and the rear garden has a paved terrace, an area of lawn, timber garden shed and gate to the rear parking area which is within access from the gated complex which has 2 allocated parking spaces.

DIRECTIONS

From the centre of Hawkhurst turn onto the Cranbrook Road where the property will be found after 1.1 miles on the left hand side.



Additional Information:

Local Authority: Tunbridge Wells 01892 526121
www.tunbridgewells.gov.uk

Services: All mains services connected (not checked or tested)

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number TT73764

EPC: EPC rating C



REGION £295,000 - £320,000

VIEWINGS
For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

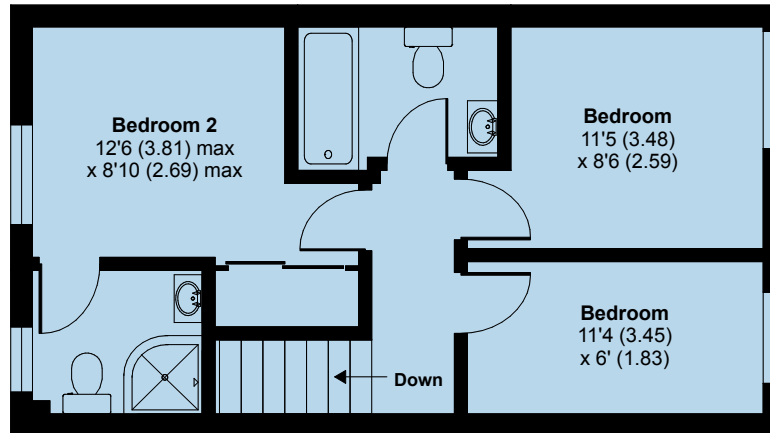
Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

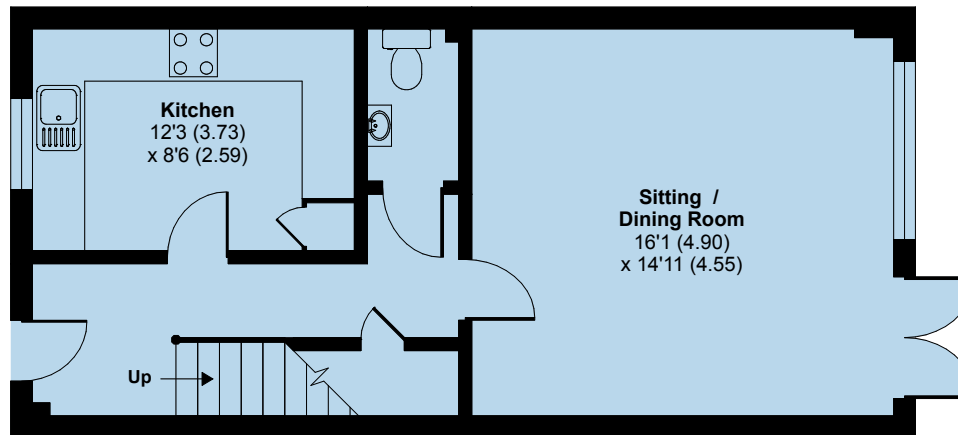
London
Mayfair Office
mayfair@batchellermonkhouse.com

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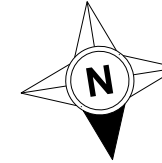
APPROX. GROSS INTERNAL FLOOR AREA 904 SQ FT 83.9 SQ METRES



FIRST FLOOR



GROUND FLOOR



NOTE:

Batcheller Monkhouse gives notice that:

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9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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