



3 Northgrove Terrace

High Street, Hawkhurst, Cranbrook, Kent, TN18 4AQ

Batcheller
Monkhouse

Our Corner of England

3 Northgrove Terrace

A most attractive Grade II listed townhouse in the heart of the village of Hawkhurst, with flexible elegant accommodation arranged over three floors with a landscaped garden. Cranbrook School catchment area.

Ground Floor

- Sitting Room
- Study/Bedroom 3

Lower Ground Floor

- Family Room
- Kitchen/Breakfast Room
- Boot Room and Cloakroom

First Floor

- Two Bedrooms
- Family Bathroom

Outside

- Landscaped Rear Garden
- 2 Storage Sheds
- Log Store

- Cranbrook School catchment area



DESCRIPTION

3 Northgrove Terrace is a charming three storey Grade II listed townhouse built in Georgian style (approx 1830), enjoying a location in the heart of the village. The current owners undertook improvements since 2021 including a kitchen refurbishment, upgraded family bathroom and redecoration throughout.

This stylishly presented property is arranged as follows:

- Door through to **sitting room** with polished wooden flooring, fireplace with inset wood burning stove, window to front with fitted plantation shutters, stairs to lower ground floor and door through to study/bedroom 3.
- **Study/bedroom 3** with wooden finish flooring, window to rear with fitted plantation shutters.
- First floor **main bedroom** with window to front with fitted plantation shutters, ornate fireplace.
- **Double bedroom** to the rear with built-in cupboard and ornate fireplace.
- **Family bathroom** with panelled bath with power shower and mixer tap, hand wash basin, WC, engineered wood flooring and panelling to half wall height.
- On the lower ground floor garden level there is a **family room** with exposed brick fireplace with inset wood burning stove, brickwork continues to create TV plinth with shelving to one side and built-in cupboard. Sash window to front.
- Excellent **kitchen/breakfast room** with a range of shaker style units, integrated dishwasher, washing machine, tumble dryer and wine chiller, oak worktops with matching handles, space for range cooker set into tiled recess and space for a fridge/freezer to one side. There is a rear **boot room** with **cloakroom** and door to the garden.

OUTSIDE

The front garden is enclosed by wrought iron railings with an established olive and palm tree. There is side access to the rear garden which is mostly walled with a terrace area, lawn, raised beds, fruiting cherry tree and a water feature with electric pump. There are also two sentry box style storage sheds, a log store, outside lighting and power points.

AMENITIES

Local: The property is situated in the heart of bustling village of Hawkhurst with its boutique shops, village butchers and bakers, Tesco and Waitrose stores, cafes, restaurants, pharmacy and doctors.



Towns: Cranbrook (4.3 miles) and Tunbridge Wells (13.8 miles) for more comprehensive amenities and shopping.

Transport: Etchingam Station (4.9 miles). Stonegate Station (8 miles). The A21 is within 2.8 miles linking to the M25.

Schools: Hawkhurst Primary school and Cranbrook School. Two well-regarded preparatory school in Hawkhurst are Marlborough House and St Ronan's. Claremont School on the outskirts of Hastings and senior school at Bodiam. Vinehall at Robertsbridge. Cranbrook School catchment area.

Leisure: Bedgebury Pinetum and Bowl Water for walking and cycling. Hawkhurst Tennis and Squash Club. Two golf courses at Dale Hill. Kino digital cinema. Nearby country pubs. Bonfire Society.

DIRECTIONS

From the centre of Hawkhurst head west along the High Street where the property will be found after a short distance on the right hand side.

What3Words: ///buns.devotion.desiring

Additional Information

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

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

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk

www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K464604

EPC: EPC rating Exempt

Council Tax Band: C

Parking: Parking is available in Northgrove Road car park, waiting list for permit.



GUIDE PRICE £450,000 - £475,000

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

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Approximate Area = 1230 sq ft / 114.3 sq m

For identification only - Not to scale

NOTE:

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1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Batcheller Monkhouse. REF: 1190220