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So much more home

than first meets the eye



# Fabulous space

in rooms that seem  
to stretch away



## The Details

*Living room*  
*Family room*  
*Dining room*  
*Study*  
*Kitchen*  
*Cloakroom*  
*4 bedrooms*  
*En suite*  
*Bathroom*  
*Gardens*  
*Off road parking*

There are surprises in store here, whether it be from exploring the accommodation or the surroundings.

As some homes start to reveal themselves, like this one, you get a sense of how much fun life can be under a particular roof.

For instance, either of the two main bedrooms have superb additional rooms attached, rooms that children of almost any age would find exciting and, for the family as a whole, it means there is so much unexpected storage, the words 'Dressing Room' instantly spring to mind. Expect a serious discussion over these two rooms.

But let's step back for a moment as there is more to home than bedrooms. When you first arrive it's easy to assume it is a typical, modern, end of terrace home. The truth once inside is vastly different and there is accommodation here that is hard to find anywhere else.

Enter through the front door and you find yourself in a spacious living room, it's pleasant and how you would expect, except there are double doors to your left and your right.

Those to your right are bound to grab your attention, beyond is the family room and another set of French doors open to the garden which seems to stretch away into the distance.

If you're like us, your feet will carry you toward the garden, into that family room which seems to swallow furniture with ease. Yet another set of double doors appear and beyond these, the dining room.

The room we left behind and didn't explore from the living room, therein lays the study, or fifth bedroom as it has often been, accommodating guests when needed.

The delight of the layout becomes apparent as you enter the kitchen from the dining room. Everything is where you want it to be. Food transfers easily from oven to dining table. Guests eat and make merry then



*A delightful Kentish village on the Sussex border*



*The kitchen has delightful space*



step away to the family room and with French doors thrown open to the garden, life can flow outside. It's also a wonderful arrangement for alfresco dining.

The rear garden is another area altogether. It connects seamlessly with the side garden, the one stretching away from the family room. This is an area you gaze over from the kitchen and the double aspect dining room. This lawned area may be where the dogs roam, it houses a gate to the rear parking area where spaces, three of, we understand, are situated.

This is a home of space, of storage and all designed to enjoy family life.

Across the road is the United Lawn Tennis Club. St Ronans preparatory school, based in the stunning Tongswood House, is a simple walk from here. It's worth exploring as you will also discover the fascinating Walled Nursery with thirteen stunning Victorian Glasshouses and the Vinery Cafe.

Head into Hawkhurst village and you will find, a local butcher, a bakers, places to eat, to drink and to shop. There is the Kino, a digital cinema and a Waitrose and Tesco's.

Roads spread out taking you in all directions, to the nearby coast or inland. Cranbrook, with its renowned school is also an easy journey and a reason for many to move here.

Suffice to say, this is a home that you should see first hand, the space will surprise you and the convenience of life here should impress too.

**This home is available for viewing by appointment through Graham John Estate Agents.**

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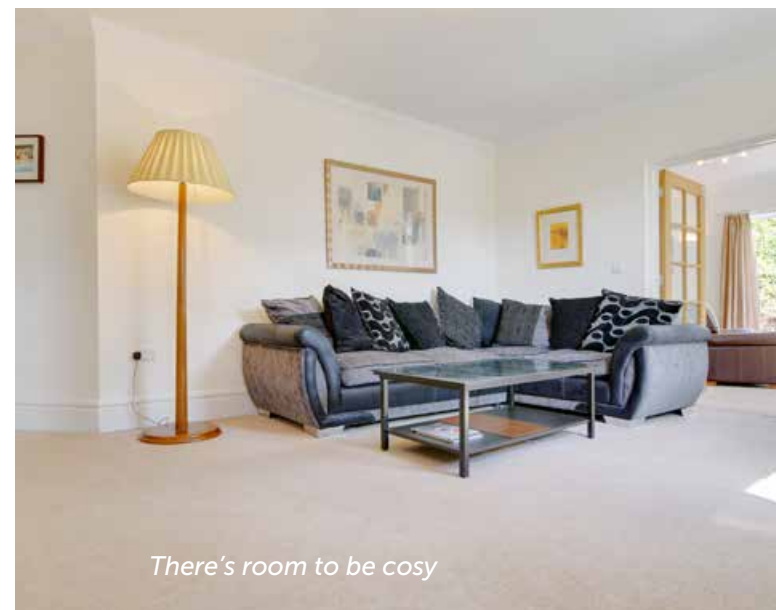
A wonderful room made  
even better with a utility  
room beside it







Study or fifth bedroom beyond



There's room to be cosy



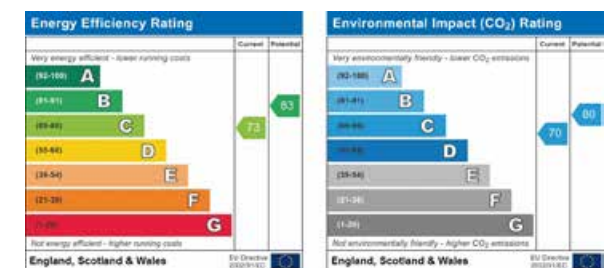
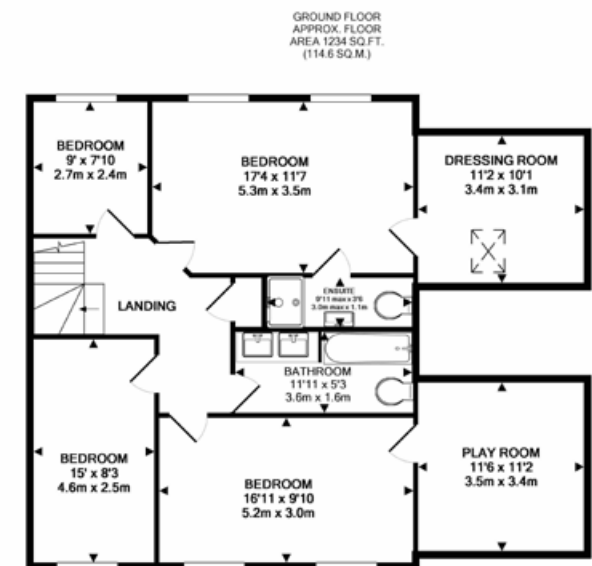
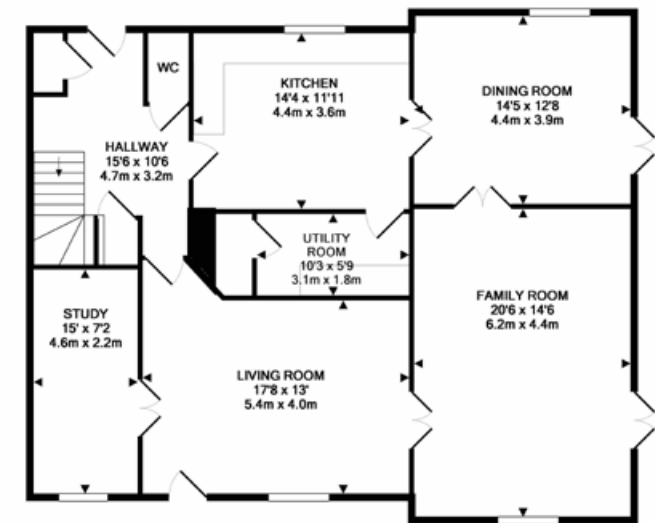
A super family room



*The dining room typifies all that we love about this home. It has space, lots of light and makes you feel like the garden is one with the interior, connecting seamlessly.*

It is easy to keep waxing lyrical about this house. It has so many things we all crave in a home, not least space. Wandering through everyone will find a little something that they will alter, a home is very personal and individual tastes, colour palettes and layouts will vary, the key is having room to play with and let your imagination free upon, that's where we think this house will suit.





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There's so much more garden here than we expected.



*Kept simple and functional at the moment there is so much potential in the garden for those who love to design and create. For those who want to be outside and have fun with the kids and friends, the simplicity of this space is spot on.*

Each of the two main garden areas have unique characters. How you use them, how you landscape them, all will become part of the fun of moving here. Inspiration is just around the corner two with a wonderful garden centre on the doorstep. A simple

walk will take you to a very special environment, one you can savor over a coffee and let ideas trigger design.

There's so much to do on your doorstep, will you have time for the garden? ■

*Wander to the end of the garden and you begin to appreciate just how much space there really is here.*