

SanTERS Court

The Court Yard // 3 Bedroom Houses // Hawkhurst // Kent





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Local Area

Deep in the heart of Kent's stunning countryside and situated between the villages of Hawkhurst and Cranbrook lies the hamlet of Gills Green.

Hawkhurst

Hawkhurst is well served and its shopping area is the focal point of this friendly village. The shops are wide ranging and include a bakery, a florist, a laundrette, two banks, newsagents and a post office. There are also several restaurants and hotels such as the Queens Inn and Tudor Court, a small local library, several welcoming inns and various village clubs and societies.

Cranbrook

Cranbrook is a quaint but lively town, retaining the charm of a typical Wealden market town but with an elegance added by the Tudor, Georgian and Victorian facades of the old buildings. There is a wide selection of shops and some high street stores including a supermarket. Cafes and restaurants cater for every palate.

Schools

One of the attractive features of SanTERS Court is that it falls into the catchment area of the renowned Cranbrook School, a traditional grammar school that combines the best of the state and independent sectors. Cranbrook has a strong academic tradition and a high standard of teaching, and the A level and GCSE results speak for themselves.

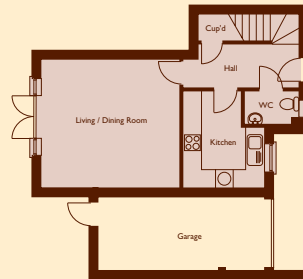
Communications

Central London is about 70 miles away and the nearby A21 provides direct access to the M25 motorway. There is a main line station at Staplehurst with a regular service to London Charing Cross. The International Rail Terminal at Ashford gives direct rail communication with Paris and Brussels in approximately 2 hours.

House Type 1

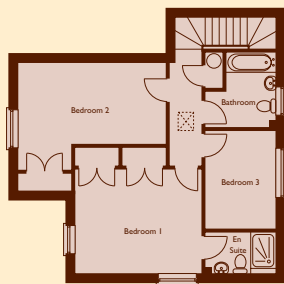


Ground Floor



Ground floor

Living/Dining Room	4.77 X 4.29	14'6" X 13'1"
Kitchen	3.14 X 2.75	9'6" X 8'4"



First Floor

First floor

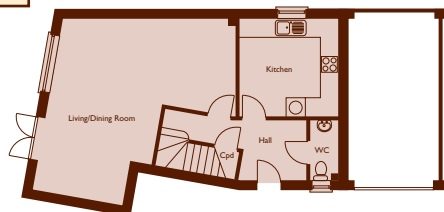
Bedroom 1	4.25 X 3.6	12'11" X 11'0"
Bedroom 2	5 X 2.8 (exc recess)	15'3" X 8'6" (exc recess)
Bedroom 3	3.4 X 2.5	10'4" X 7'7"

All dimensions stated are approximate only and may alter on refinement of the interior finishes.

House Type 2



Ground Floor



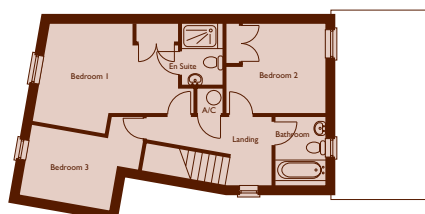
Ground floor

Living/Dining Room	5.86 X 5.8 (max)	17'10" X 17'8" (max)
	3.1 (max)	9'5" (min)
Kitchen	3.4 X 3.4	10'4" X 10'4"

First Floor

First floor

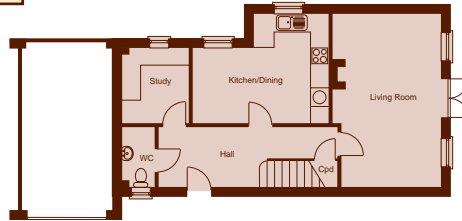
Bedroom 1	4.6 X 3.4 (max)	14'0" X 10'4"
Bedroom 2	3.4 X 3	10'4" X 9'2"
Bedroom 3	3.1 X 2.4	9'6" X 7'4"



House Type 3



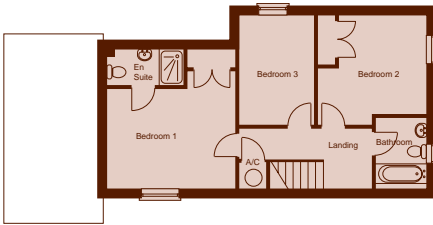
Ground Floor



Ground floor

Living Room	5.9 X 3.7	18' X 11'3"
Study	2.7 X 2.25	8'3" X 6'10"
Kitchen/Dining Room	4.69 X 3.8 (max)	14'4" X 11'7" (max)

First Floor

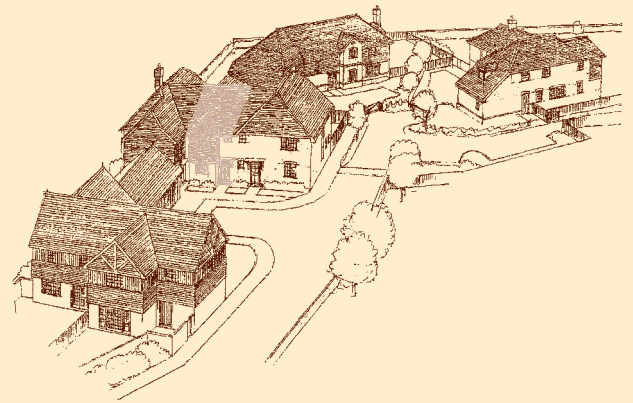


First floor

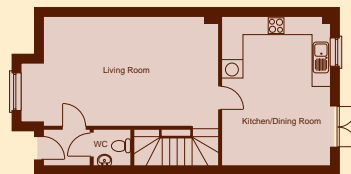
Bedroom 1	4.39 X 3.44	13'4" X 10'6"
Bedroom 2	3.4 X 3.0	10'4" X 9'2"
Bedroom 3	3.74 X 2.55	11'5" X 7'8"

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House Type 4



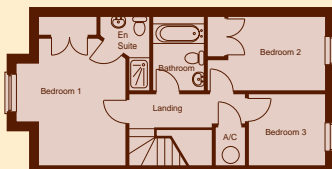
Ground Floor



Ground floor

Living Room	5.9 X 3.66 (exc bay)	18' X 11'2" (exc bay)
Kitchen/Dining Room	5.04 X 3.64	15'4" X 11'1"

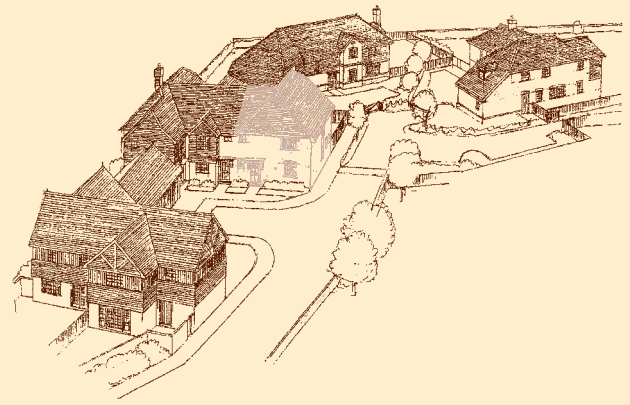
First Floor



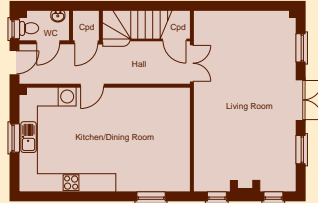
First floor

Bedroom 1	4.3 X 2.92 (exc bay)	13'1" X 8'10"
Bedroom 2	3.2 X 2.55	9'9" X 7'9"
Bedroom 3	2.61 X 2.41	7'11" X 7'4"

House Type 5

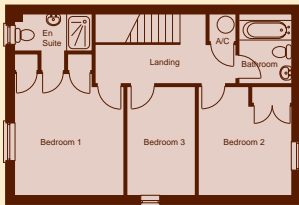


Ground Floor



Ground floor

Living Room	6.12 X 3.45	18'7" X 10'6"
Kitchen/Dining Room	5.76 X 3.47	17'6" X 10'6"



First Floor

First floor

Bedroom 1	4.1 X 3.67	12'6" X 11'2"
Bedroom 2	3.65 X 3.16	11'2" X 9'6"
Bedroom 3	3.65 X 2.33	11'2" X 7'2"

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Specification

Luxury Kitchens

- individually designed kitchen
- integrated oven
- gas hob
- stainless steel feature extractor canopy
- integrated fridge freezer
- integrated dishwasher
- integrated washer/dryer
- one and a half bowl stainless steel sink and chrome tap
- ceramic tiled floor to kitchen
- low voltage downlighters
- pelmet lighting

Quality Bathrooms

- Ideal Standard sanitary ware with quality chrome mixer taps
- thermostatically controlled shower to en suite
- ceramic wall tiles to full height around shower and bath and half height elsewhere
- ceramic tiled floors to bathrooms
- downstairs cloakroom to have splashback and ceramic tiled floor

Heating, Insulation & Water Services

- gas fired central heating
- pressurised water system giving high powered showers
- radiators with individual thermostatic controls
- loft insulation to NHBC standards
- high quality UPVC double glazed windows

Entertainment and Communication

- wiring for TV aerial points in living room, kitchen and all bedrooms
- telephone points in hallway, living room, kitchen and all bedrooms

Lighting

- low voltage downlighters to kitchen
- power and light to garages
- pelmet and canopy light to kitchen

Finishing Touches

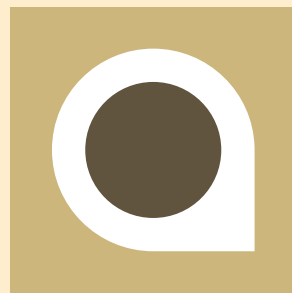
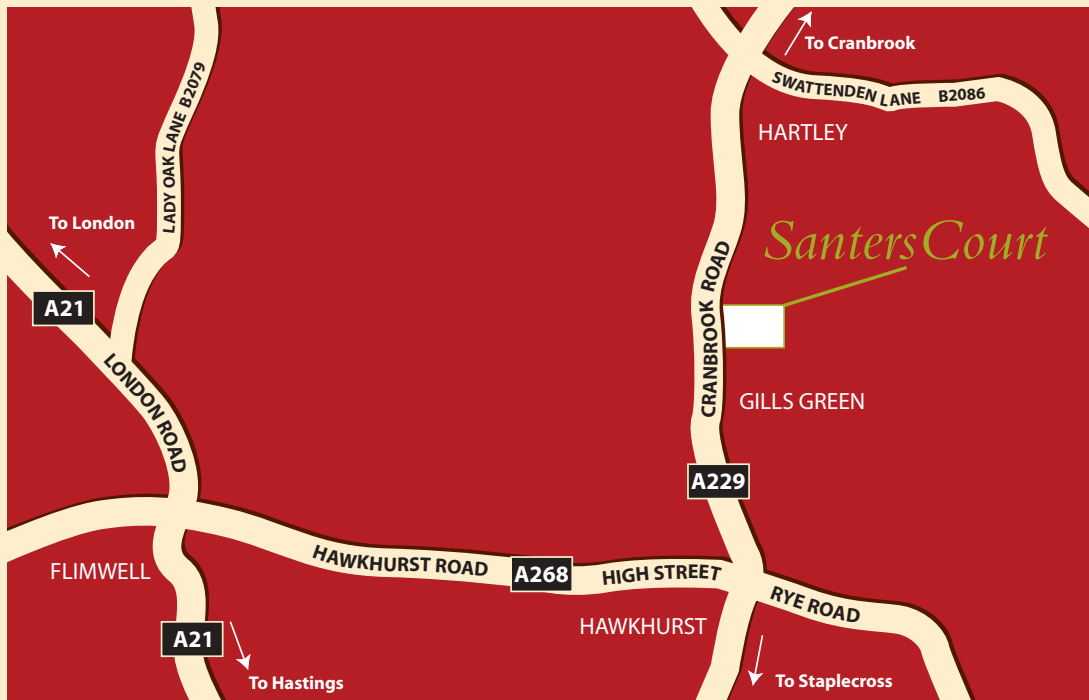
- cornice to all rooms except bathrooms
- ceilings painted white throughout
- built in wardrobes to bedrooms 1 & 2
- all internal woodwork painted white





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astindale
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