



**Pagehurst Stepneyford Lane
Cranbrook, TN17 4BW**

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£899,500

*****CHAIN FREE***** A handsome, detached Grade II listed period farmhouse with 4 double bedrooms and a 1 bedroom Annexe, set amid approximately 1.5 Acres of gardens and land adjacent to the picturesque Hole Park Estate and being within the prized Cranbrook School Catchment Area.

Description

Pagehurst is accessed by a large shingle driveway with parking for several vehicles and benefits from a useful garage.

ENTRANCE HALL: An inviting room with exposed beams to walls and ceiling, complimented by an exposed brick floor. Doors lead into the sitting room, dining room and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: A light and bright room with double aspect windows and glazed doors leading to the rear terrace. There are fitted units and a stunning granite work surface. Integrated appliances include fridge and dishwasher. There is a desirable electric AGA, gas hob and charming Belfast sink with chrome taps. A stylish breakfast island provides extra storage and there is an inviting breakfast area with a charming window looking into the sitting room.

CLOAKROOM: Comprises low-level WC and a wash-hand basin with tiled splash back. Storage cupboard. Under floor heating.

SITTING ROOM: A double aspect room with window to the front and glazed door to the side and a window overlooks the breakfast area of the kitchen/breakfast room. A beautiful exposed brick inglenook fireplace sits upon a brick hearth, with open fireplace and wooden mantle.

DINING ROOM: Boasting another exposed brick inglenook to one side with a wooden mantle, brick hearth with a wood burning stove. Window to the front and exposed beams to walls and ceiling.

MASTER BEDROOM 1: A light and bright room with views over the Gardens and Paddock to the rear. Built in storage.

EN-SUITE SHOWER ROOM: Includes a low-level WC, wash-hand basin and a glass shower unit with fully tiled surround and tiled floors.

BEDROOM 2: Double room with views to the front and exposed ceiling beams.

BEDROOM 3: Double room with views to the front and a cast iron feature fireplace and exposed ceiling beams.

BEDROOM 4: Small double. Views to the side and exposed ceiling beams.

FAMILY BATHROOM: An immaculate bathroom with wooden floorboards. Includes a low-level WC, wash-hand basin, claw foot bath and a glazed shower unit. Heated towel rail.

THE ANNEXE:

KITCHEN: The kitchen offers a range of wall and base units with an inset 1½ bowl chrome sink with draining board beneath the window. Space and plumbing for a washing machine, tumble dryer and fridge freezer.

SITTING ROOM (first floor): A large light room with 2 Velux windows.

SHOWER ROOM: Comprising a low-level WC, wash-hand basin and fully tiled glazed shower unit.

BEDROOM 1: A large double room with a window to the side. Various power points. Radiator.

GARAGE: Spacious double garage is accessed from the shingle driveway.

EXTERIOR: Approximately 1.5 Acres. This detached property sits within its own grounds and gardens. Viewing from the charming lane at the front, there is a gravelled driveway offering off road parking for 4 cars and a double garage within the detached Annexe. The gravelled pathway leads between the two buildings to a gate which provides access to the rear garden and paddocks. There are terraces at the rear and side of the property. Walking down towards the end of the garden, which leads to the meadow, the garden is mainly laid to lawn.

SERVICES: Mains Electricity. Mains Water, Private Drainage, Oil Fired Central Heating

COUNCIL: Tunbridge Wells - Band: F

FOR SALE: FREEHOLD

Location

This handsome property is situated within the sought after Cranbrook School Catchment Area and is found minutes from Benenden village, the new primary school and the famous and hugely popular Bull Public House is just a 15 minute walk away along footpaths and there are many other beautiful walks in the area.

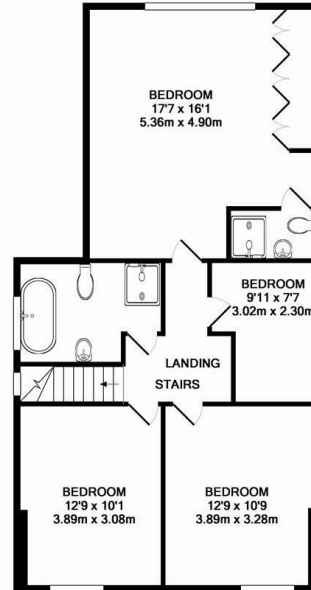
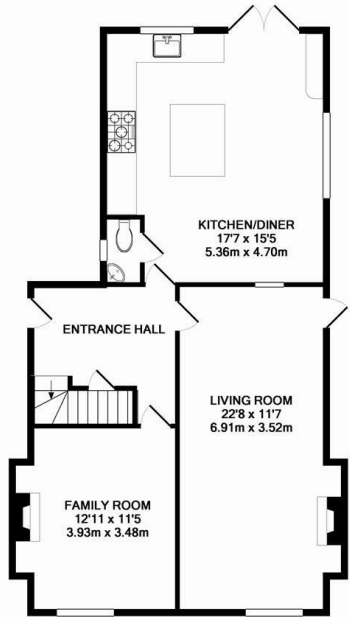
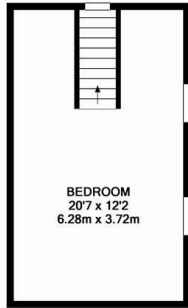
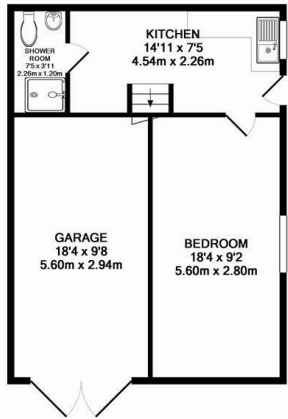
Benenden is a very pretty, desirable, quintessentially English village, complete with a picturesque green where cricket is played throughout the summer months and is graced with a beautiful Church in the far corner. The village hall plays host to many local events, as does the village green. The traditional family butchers in the heart of the village is of the highest quality, there is also a community run General Store/Post Office. Benenden also offers two, very good schools, the newly built Benenden C of E Primary School, and Benenden school for girls, a private boarding school which admits pupils from 11-18 years of age.

The property is only 10 minutes from Cranbrook, This historic town, with its characteristic weather-boarded houses, offers a wide variety of shopping facilities and both primary and secondary schools including the renowned grammar, Cranbrook School itself. There are many other excellent schools in the area both in the public and private sectors, including – Bethany, Dulwich Preparatory, Marlborough House and St Ronan's.

There is a Main Line Railway Station at Staplehurst offering direct services into Central London. (London - Charing Cross only 59 mins) and excellent links to London by Road via the A21 leading to the M25 and M20.

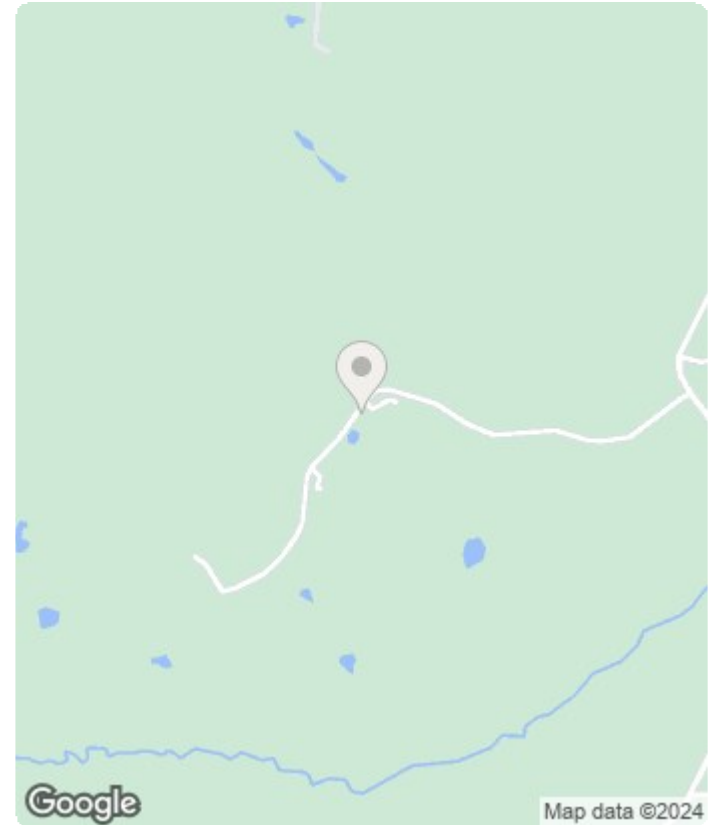
Viewings are by strictly by appointment only via the Agent Vale and Marsh.





TOTAL APPROX. FLOOR AREA 2239 SQ.FT. (208.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			97
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		74	
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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