



**Plot 14 Hartley Road, Cranbrook  
Kent TN17 3FD**

The style, finish and location of this luxurious newly built property makes this the ideal place to call home! Vale and Marsh are thrilled to be marketing such high specification properties on this inviting site just off the high street with delightful semi rural views. The amenities that Cranbrook offers are unparalleled in the South East with superb schools, shops and restaurants, an amazing rural lifestyle yet still close enough to the desirable hotspots of Hastings and Tunbridge Wells.

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**£774,950**





## Description

The Brook, Cranbrook, Kent – Spacious Family Living in a Prime Location

The Brook is a stunning detached family home at Hartley Acres, ideally situated within walking distance of Cranbrook High Street and its amenities. This 1,665 sq ft home offers open-plan, flexible living spaces and high-quality finishes throughout.

Modern Comfort and Practicality

Step into The Brook, Plot 14, and enjoy a warm, inviting atmosphere with a layout designed for both entertaining and relaxation. Featuring four generous double bedrooms, including a principal bedroom with fitted wardrobes and an ensuite, this home ensures ample space for all.

The open-plan kitchen, living, and dining area is perfect for gatherings, with large bi-fold doors connecting to a generously sized garden, laid to lawn as standard. The stylish kitchen comes with modern appliances and plenty of storage, making it ideal for cooking and entertaining.

Convenient Features and Serene Setting

Highlights include a garage plus 2 parking spaces for added convenience and a well-maintained garden offering a private retreat. Amtico and carpets are included at no extra cost, extending through the bedrooms and three bathrooms. Located in a beautifully landscaped development surrounded by green spaces, The Brook combines natural beauty with proximity to local amenities and excellent transport links, including easy access to schools and recreational facilities.

Enjoy the perfect mix of modern living and tranquil surroundings at The Brook in Cranbrook, Kent. Your ideal family home awaits!

Key Information:

- Tenure: Freehold
- Council Tax Band: TBC
- Estate Charge: £325 per year

Discover the ideal blend of modern comfort and tranquil living at The Willow in Cranbrook, Kent.

Ground Floor

Kitchen/Dining/Living - 9.1m x 3.7m (29'10" x 12'2")

Dining - 3.3m x 2.85m (10'10" x 9'4")

Living - 3.45m x 4m (11'4" x 13'1")

First Floor

Principal Bedroom - 3.35m x 3.85m (11'0" x 12'8")

Bedroom 2 - 3.3m x 3.55m (10'10" x 11'8")

Bedroom 3 - 4.45m x 3.1m (14'7" x 10'2")

Bedroom 4 - 4.45m x 3.1m (14'7" x 10'2")

To enquire further about this highly sought-after development, contact Vale and Marsh exclusively on 01580 242700.

## Location

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.

Brochures

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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The Property Ombudsman

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