



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Hartley Farm Cottages

Hartley Road, Cranbrook, TN17 3QG

Guide Price £495,000

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Key Features

- Three Bedroom Family Home
- Granite Worksurfaces
- Cranbrook School Catchment Area
- Underfloor Heating to the Ground Floor
- En-Suite to Master Bedroom
- Parking for Two Vehicles

Description

Another prestigious development by Artisan Homes, a highly regarded local developer consisting of two semi-detached executive homes. Situated in Cranbrook, all of the homes are finished to Artisans usual high specification and standards, delivering excellent family homes in a much sought after location.

The ground floor offers underfloor heating and comprises an open planned kitchen/dining room with granite work surfaces and integrated appliances, with bi-fold doors leading to a magnificent private rear garden. There is also a spacious living room with Herringbone style flooring, impressive entrance hall and guest cloakroom.

The first floor features the primary bedroom with en-suite shower room, a further two double bedrooms and a family bathroom with separate shower and bath.

Externally the property benefits from off-road parking for two vehicles and the rear garden which offers a large patio area with the remainder of the garden laid to lawn. Additional features include solar PV Panels, energy efficient air source heating and a 10 year structural build warranty.



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Location

This family home is situated in an idyllic spot, over a mile away from Cranbrook town centre that offers a wide range of shops for everyday needs. In particular there are some lovely cafes and craft shops. Nearby Royal Tunbridge Wells and Maidstone provide more extensive shopping facilities. Getting into London is easy via Staplehurst mainline station, which is a short drive away.

There are many excellent schools for children of all age groups including Cranbrook Primary School, the famous and popular Cranbrook School, Dulwich Preparatory School, Marlborough House and St Ronan's at nearby Hawkhurst, Benenden School for Girls and public/grammar schools at both Tonbridge and Tunbridge Wells.

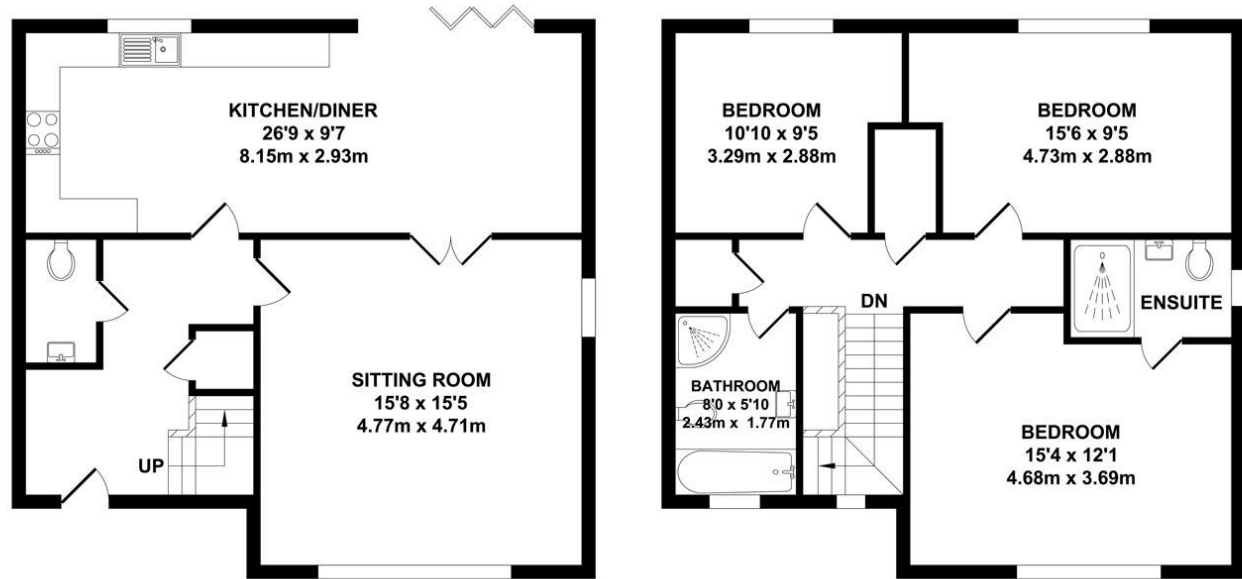
Additional Information

- Solar PV Panels
- 10 Year Structural Build Warranty
- EPC Rating TBC
- Council Tax TBC

**For all viewing enquiries please contact Sibley Pares
Residential Department on 01622 673086**



Floorplan and Dimensions



GROUND FLOOR
APPROX. FLOOR AREA
646 SQ.FT.
(60.03 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
646 SQ.FT.
(60.03 SQ.M.)

TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.06 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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