



Biddenden Road,
Cranbrook TN17 2BE
Asking Price £1,100,000

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Completion May to July 2024, High specification contemporary energy efficient homes, located along a private driveway. Nestled among farm conversions and a character farmhouse. This fantastic position has the best of both; a peaceful country location, with easy access to private schools and the mainline train station. Cranbrook school catchment.



A more detailed description:

Friars Barn - £1,150,000 - 5 bedrooms, Barn and Garage 268 sq m/2885 sq ft - Plot 1 Link detached

Elsom Barn - £850,000 - 3 bedrooms, Barn and Garage 194 sq m/2091 sq ft - Plot 2 Link detached

Tithe Barn - £1,150,000 - 4 bedrooms, Barn and Garage 281 sq m/3028 sq ft - Plot 3 Semi detached

Meadow Barn - £1,100,000 - 4 bedrooms, Barn and Garage 237 sq m/2556 sq ft - Plot 4 Semi detached

Flexible layout with rooms on the ground floor that can be used as bedrooms as they have ensuite facilities. They could be used as a reception rooms but when needs require, ready to use as a bedroom. Stunning vaulted features which create amazing spacious living areas.

South-facing aspect.

- Bespoke handmade painted country style kitchen, living, dining room. Granite worksurfaces and central island with perimeter seating for 8/10 people. Boiling hot water tap, Rangemaster induction range oven, American fridge freezer,

integrated dishwasher, microwave (appliances vary in each plot)

- Aluminium windows and doors

- Kitchen/living space with inglenook style brick fireplace with woodburning stove

- Flagstone flooring on the ground floor

- Latest air source heat pump for heating and hot water

- Underfloor heating to the ground floor

- Large rear terrace paved with Indian quartzite

- Barn style oak fronted double garage

- Energy efficient and very well insulated



- Private drainage. Mains electric and water.

- 10 year structural build warrant

Location:

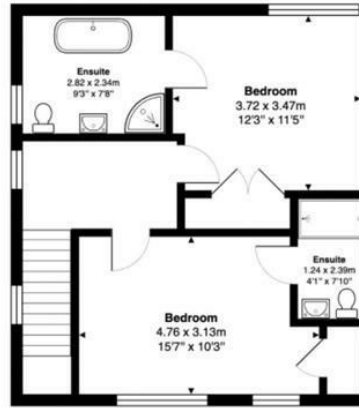
The Wealden town of Cranbrook renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. is the nearest town for shopping facilities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities. The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located on the outskirts of the Town.

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.



Tithe Barn



First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales	EU Directive 2002/91/EC	

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Location Map

