



3 High View Terrace Hartley Road, Cranbrook, TN17 3QU

Guide Price £375,000 - £400,000

Jack Charles  
Estate Agents

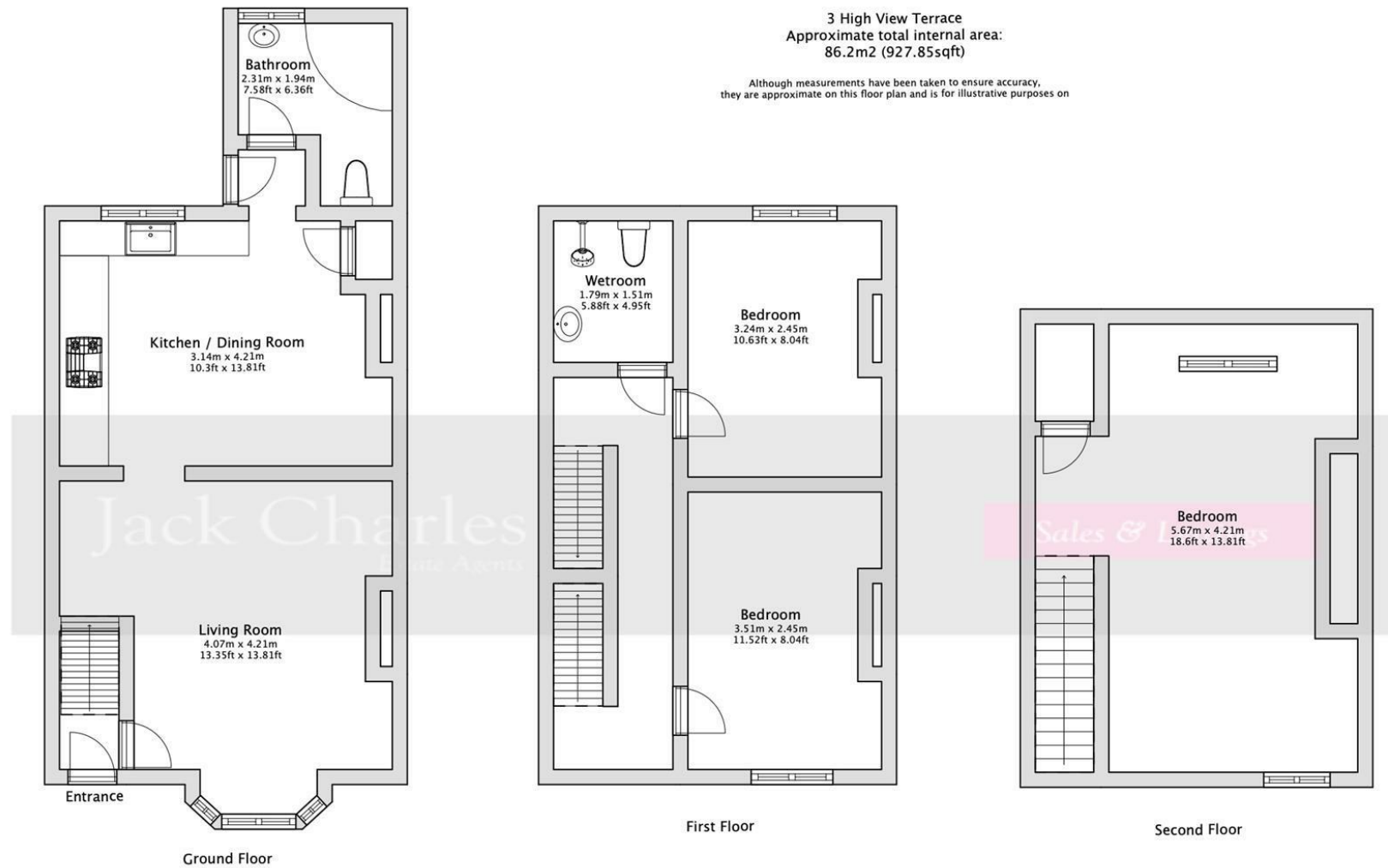
Sales & Lettings

- Guide £375,000 - £400,000
- Wet Room & Family Bathroom
- Large Rear Garden

- Ranging Over Three Floors
- Kitchen / Dining Room
- Parking

- Three Bedrooms
- Sitting Room
- Home Office / Garden Studio

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



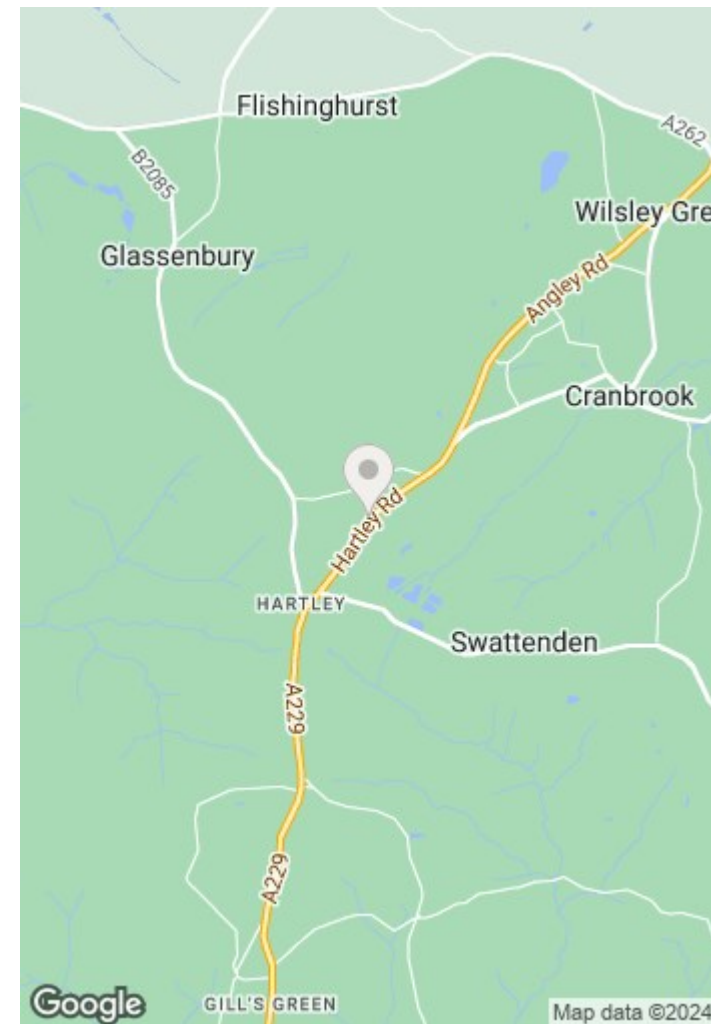
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## To Be Sold

Jack Charles have the pleasure of offering for sale this beautifully presented victorian cottage situated on the out skirts of Cranbrook. The property is immaculately presented with accommodation arranged over three floors. On the ground floor there is a lovely sitting room to the front, kitchen / breakfast room and a rear lobby leading to the bathroom as well as providing access to outside. To the first and second floors there are three bedrooms and a wet room. Outside to the front there is parking and to the rear is a very long garden with a large paved terrace and BBQ area, decked area ideal for a hot tub and a large lawned area which has a garden shed and a rose arch leading to a very private area with a water feature that cascades down to a ornamental pond. There is also a timber framed studio / home office, perfect for those working from home.

## Situation

High View Terrace is situated on the outskirts of Cranbrook, a thriving town with a busy High Street. A short distance from the very popular Cranbrook School. Other nearby schools include Dulwich Prep, Bethany School and Benenden/Wealden Academy. There are a wide range of shops along the High Street in Cranbrook, including a chemist, pet shop, hairdressers, butchers, delicatessen and independent artisan gift shops. The historic George Hotel is also there along with restaurants, micropub, coffee shops and usual amenities including take-aways, supermarket and a post office.





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