



## Cruttenden Farm, Brook Street

Woodchurch, TN26 3SR

CHAIN FREE

A beautiful Grade II Listed, Georgian Farmhouse that has been lovingly restored over two years and now offers the new owner the opportunity to put their own stamp on it.

**£750,000**

# Cruttenden Farm Brook Street

Woodchurch, TN26 3SR



- CHAIN FREE
- GRADE II LISTED RESTORED GEORGIAN FARMHOUSE
- TWO INGLENOOK FIREPLACES
- FOUR BEDROOMS
- TWO BATHROOMS
- UTILITY ROOM AND CELLAR
- FABULOUS ORIGINAL PERIOD FEATURES
- PLANNING FOR DOUBLE GARAGE
- FRONT AND REAR GARDENS
- STUNNING VIEWS OVER THE COUNTRYSIDE

## PROPERTY DESCRIPTION

The property benefits from many original period features, including a fabulous brick paved Dining Hall with inglenook fireplace, a large reception room also with an inglenook fireplace overlooking the rear garden, a study/reception room 2 and cellar. The newly fitted kitchen is spacious and leads to a large utility room with separate shower room and WC. There is rear access to the terrace and garden.

Upstairs, there are four good size bedrooms with exposed floorboards, original doors, fireplaces and stunning views over the countryside. There are large gardens to the front and rear which feature an original brick terrace and ample parking.

Planning Permission has been granted for a double garage, planning reference PA/2024/0948.

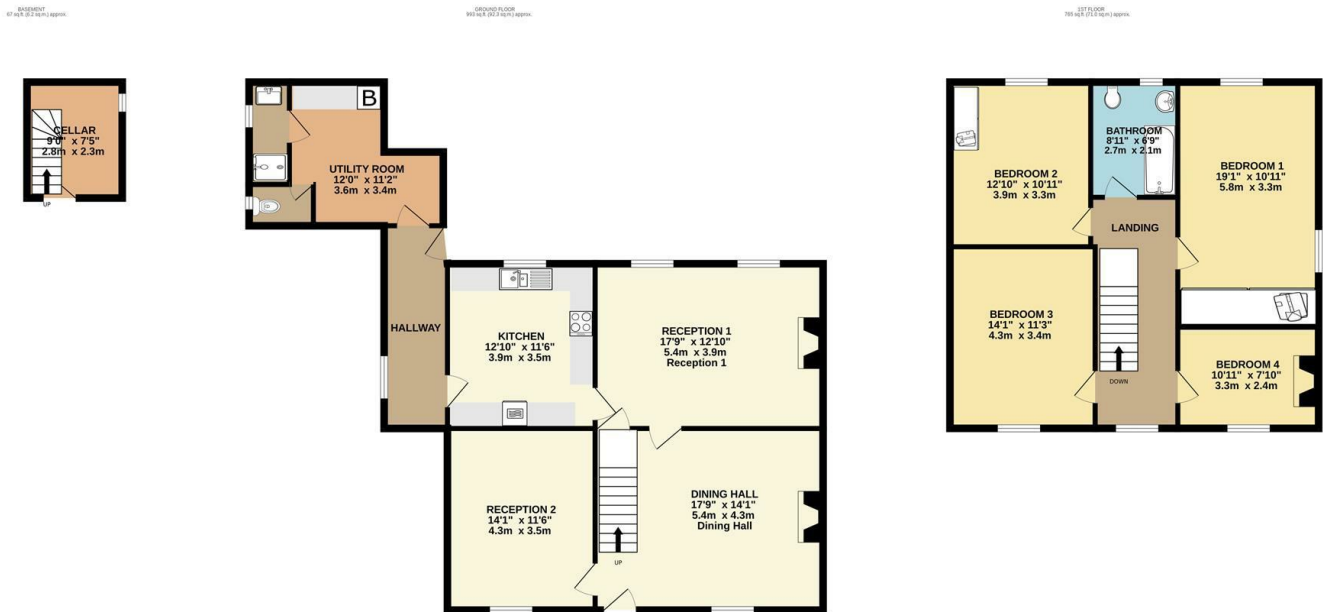


## Directions

From our Tenterden office: Turn right on to Oaks Road/B2067 then turn right onto Beacon Oak Road/B2080 then left onto Preston Lane for approx 1 mile then turn right onto Woodchurch Road/B2067 for approx 1.9 miles. The property will be found on the right hand side.



# Floor Plan



TOTAL FLOOR AREA : 1825 sq.ft. (169.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>21</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	