



Lambert & Foster



PIPPINS COTTAGE

RECTORY LANE | CRANBROOK | KENT | TN17 3JY

A Newly built three bedroom detached house in the heart of Cranbrook High Street providing excellent living accommodation including a separate sitting room, feature open plan kitchen/diner with central island and bi fold doors, complemented by a lovely rear garden with southerly aspect and two parking spaces. Cranbrook School catchment area.

Guide Price £495,000

FREEHOLD



PIPPINS COTTAGE

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Pippins is set in a convenient, central location within easy walking distance of Cranbrook Town centre and all its associated facilities including an assortment of shops, banks, coffee shops and restaurants.

This beautiful newly built detached residence benefits from a 10 year builders warranty and has been built with a fine attention to detail, including underfloor heating to the ground floor and energy efficient air sourced heating. The accommodation is arranged over two floors and comprises; entrance hallway with storage cupboard and cloakroom WC, sitting room with front aspect and a striking kitchen/diner with feature central island and bi-folding doors which provide a fine outlook across the garden with access out onto the patio. To the first floor, three good size bedrooms of which two have built in cupboards and a luxury family bathroom with bath and shower over.

Outside, there is a generous rear garden with a southerly aspect which is mainly laid to lawn with patio area. There is side access on both sides of the house. To the front, there is parking for two cars.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.



- Total floor area approximately 852 ft² (79 m²)
- Newly built detached house
- 10 year guarantee
- Cloakroom WC
- Sitting room
- Beautiful open plan kitchen/diner with feature island & bi-folding doors
- Three good size bedrooms
- Family bathroom with bath and shower over
- Rear garden with southerly aspect
- Off road parking for two cars
- Underfloor heating to ground floor & air source heat pump
- Central Cranbrook High Street location
- Staplehurst mainline station 6 miles distance
- Cranbrook School catchment area

DIRECTIONS

From our office in Cranbrook proceed down the high street turning left into Carriers road. Rectory Lane can be found a short distance on the left-hand side. The property can be found shortly on the left-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Air Source Heat Pump.

Local authority: www.tunbridgewells.gov.uk

Council tax: TBC **EPC:** TBC

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Pippins Cottage, Rectory Lane, Cranbrook, TN17 3JY

Approximate Area = 818 sq ft / 75.9 sq m

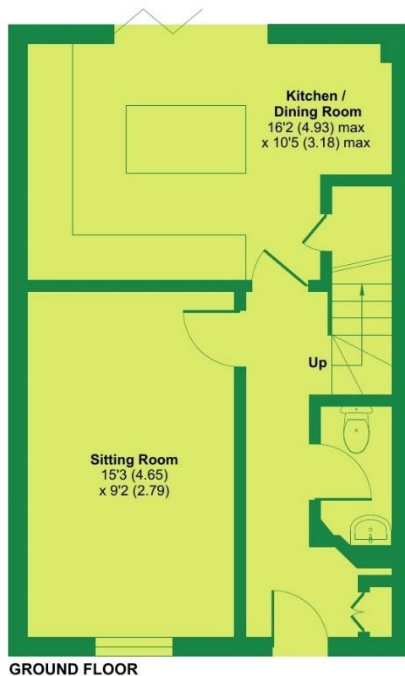
Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 852 sq ft / 79 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Lambert and Foster Ltd. REF: 1076592

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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WADHURST, SUSSEX

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