



Lambert & Foster



1&2 HARTLEY FARM COTTAGES

HARTLEY ROAD | CRANBROOK | KENT | TN17 3QG

A pair of newly built three bedroom semi-detached houses providing 1288 sq ft of living accommodation including a separate sitting room, feature open plan kitchen/dining family room with bi fold doors, complemented by a south west facing rear garden, two parking spaces and two visitor spaces, all occupying a prominent central location. Cranbrook School catchment area.

Guide Price From £485,000

FREEHOLD



1&2 HARTLEY FARM COTTAGES

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Hartley Farm Cottage is a beautiful pair of newly built semi-detached residences which benefit from a 10 year builders warranty, built with an attention to detail, including underfloor heating to the ground floor, solar PV panels and energy efficient air sourced heating. The accommodation is arranged over two floors which comprises; entrance hallway, cloakroom w.c, sitting room with Herringbone style flooring and a striking two tone fitted kitchen/diner with feature granite worktops and bi-folding doors which provide a fine outlook across the garden with access out onto the patio.

To the first floor are three good size bedrooms with the main room benefiting from a luxury en-suite shower room, landing store cupboard and fully tiled four piece family bathroom.

Outside, there is a private south west facing rear garden with patio and lawn areas. Timber shed and side access which leads to two private parking spaces and two visitor parking spaces.

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its fantastic mix of shops, restaurants, cafes and large range of amenities. Dominating the town are the beautiful 19th century windmill and early stone church. Cranbrook offers a wide variety of sports and social activities.

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronan's and Dulwich Prep School.

The A21 offers excellent links to the M25 and other Motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



- Total floor area approximately 1288 sq ft (119.6 m²)
- Brand new build
- Semi detached
- Stunning open plan kitchen/diner with Bi-Fold doors
- Sitting room
- Cloakroom w.c.
- Three bedrooms incorporating main bedroom with en suite shower room
- Four-piece family bathroom suite
- South west facing rear garden with timber framed shed
- Two private parking spaces and two visitor parking spaces
- Solar PV Panels
- Under floor heating to ground floor
- Proximity to Cranbrook high street
- Cranbrook School catchment area

DIRECTIONS

From our office proceed up the high street, bearing left at the war memorial onto the A229 proceeding in the direction of Hawkhurst. The entrance to Hartley Farm will be found on the land hand side. Hartley Farm Cottages can be found on the right hand side.

GENERAL

Tenure: Freehold

Services: mains electric, water and drainage. Air sourced heating and solar PV panels

Local authority: www.tunbridgewells.gov.uk

Council tax: TBC **EPC:** TBC

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

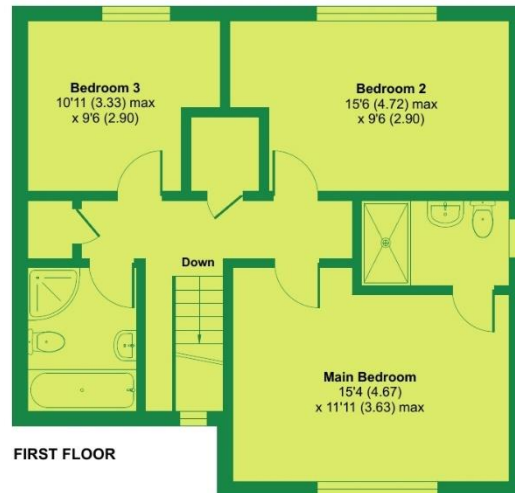
FLOORPLANS

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

2, Hartley Farm Cottages, Hartley Road, Cranbrook, TN17

Approximate Area = 1288 sq ft / 119.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 1012630

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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Kent CT21 4HU

WADHURST, SUSSEX

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Wadhurst, East Sussex
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