



Lambert & Foster



2 HORSE ENTRY

HIGH STREET | CRANBROOK | KENT | TN17 3EB

A pretty, well presented semi detached cottage, providing character accommodation including two bedrooms, sitting room with wood burning stove and open plan dining area, complemented by a rear narrow courtyard, all occupying a most convenient central town location, set off the high street. Cranbrook School catchment area.

Guide Price £295,000

FREEHOLD



2 HORSE ENTRY

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2 Horse Entry is a pretty, well presented, character cottage situated along a twitten, located off the high street, most convenient for accessing the comprehensive amenities. The cottage has been updated and improved over the last 12 months which has included the installation of some new windows and a Wren kitchen with gloss fronted units.

The accommodation is arranged over three floors with features including tiled ground floor, the sitting room with inglenook fireplace housing a wood burning stove with bressumer beam and an aspect to front. Open access into the dining area a useful space currently used as a home office area, access to under eaves storage. The kitchen is newly fitted and includes integrated stainless steel sink unit with mixer tap over, Logik induction hob, Cooke and Lewis electric oven and Hotpoint dishwasher. A useful rear porch/utility provides space and plumbing for washing machine and space and electric point for fridge. From the dining area, a rise of stairs to the first floor landing with cottage doors leading off to bedroom one, with exposed brickwork and a cast iron fireplace, built-in wardrobe and an aspect to front with pleasant roofscape. The bath is fitted with a white suite and includes a close coupled WC, pedestal wash hand basin panel bath with electric Triton T80 shower over and a part tiled surround. From the first-floor landing wooden steps lead up to a second floor attic bedroom, set partially beneath eaves with exposed floorboards and exposed brick chimney breast, built-in wardrobe alongside and access to further under eaves storage.

Outside, to the front is a picket fence with flower bed. Access via a wooden garden gate to a fenced rear courtyard which accommodates two garden chairs and table.



- Total floor area approximately 599 ft² (55.6 m²)
- Semi-detached cottage
- Sitting Room with inglenook fireplace housing a wood burning stove
- Open plan dining area
- Open plan newly fitted kitchen
- Utility
- Two double bedrooms arranged over two floors
- Bathroom fitted with a white suite
- Courtyard garden
- Gas fired central heating and double glazing by Anglian fitted Autumn 2023
- Town location set of the High Street
- Cranbrook School catchment area

DIRECTIONS

from our office on the high street proceed down the hill passing Domino's and Nationwide Building society. The access to the twitten/passage way will be found also on the left hand side immediately after the antique shop. 2 Horse Entry will be found after a short distance on the right.

GENERAL

Tenure: Freehold

Services: Mains services (electricity, water, drainage and gas). Gas fired central heating.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band C **EPC:** D (56)

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 Horse Entry, High Street, Cranbrook, TN17 3EB

Approximate Area = 599 sq ft / 55.6 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). © rlcocom 2024. Produced for Lambert and Foster Ltd. REF: 1082991

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

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