



**OAK TREE HOUSE,**  
HAWKHURST ROAD, CRANBROOK, KENT TN17 2ST



**Lambert  
& Foster**



CRANBROOK HIGH STREET 1 MILE | STAPLEHURST MAINLINE STATION 7 MILES | A21 7 MILES

## OAK TREE HOUSE, HAWKHURST ROAD, CRANBROOK, KENT TN17 2ST

Oak Tree House is a well proportioned 5 bedroom family house set within a 0.5 acre (tbv) garden situated 1 mile from the popular town of Cranbrook off a quiet private lane that leads into Bedgebury Forest.

GUIDE PRICE £1,150,000



### SITUATION

Oak Tree House enjoys a semi rural location on the outskirts of the popular town of Cranbrook providing good everyday amenities. The A21 links to the M25 for Gatwick and Heathrow airports and other motorways. Mainline station in Staplehurst with trains to London Charing Cross and Cannon Street. An excellent selection of state and private schools and the property is within the ever popular Cranbrook School catchment area.

### DIRECTIONS

From the centre of Cranbrook head towards Hawkhurst on the A229 past Hartley Dyke, shortly after turn right into the A2085 Glassenbury Road and then immediately left into Bishops Lane, proceed down the lane and Oak Tree House is found on the right.



## DESCRIPTION

Oak Tree House is a pretty detached family house, formerly two farm workers cottages built circa 1900's. The well presented, character accommodation comprises a welcoming entrance hall with parquet flooring. Lounge with double aspect and views across the garden, brick fireplace with wood burning stove, family room also with wood burning stove, L shaped kitchen/ dining room with oil fired Aga, utility room/boot room with access to the garage, off the kitchen is a separate versatile room for dining or office with French doors to the garden.

A decorative staircase leads up to the five bedrooms, four doubles with family bathroom and the main bedroom suite enjoys a double aspect with views over the garden and neighbouring farmland with shower room and dressing room. Ladder access leads to a boarded attic space with window to one end with potential to create further living space, subject to planning.









## GARDENS & GROUNDS

The sloping gravel driveway gives access to the double garage and further off road parking for 3 to 4 cars. An attractive, well established garden wraps around the property with mixed hedging and fencing to the perimeter, mature shrubs and flower beds. A paved terraced area to the rear of the property. The garden enjoys southerly and westerly views over Bedgebury Forest.



# FLOOR PLANS

## Oak Tree House, Cranbrook

Gross internal area (approx) = 245.3 sq m/ 2640 sq ft

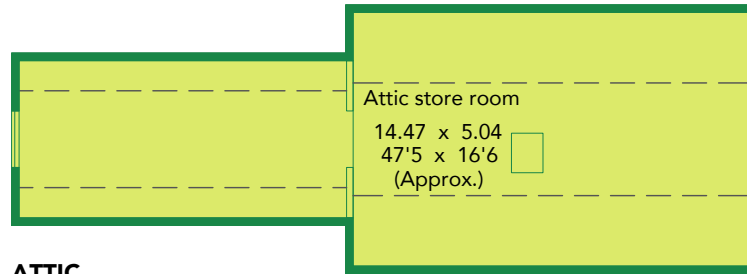
Garage = 32.8 sq m/ 353 sq ft

Attic = 60.1 sq m/ 646 sq ft

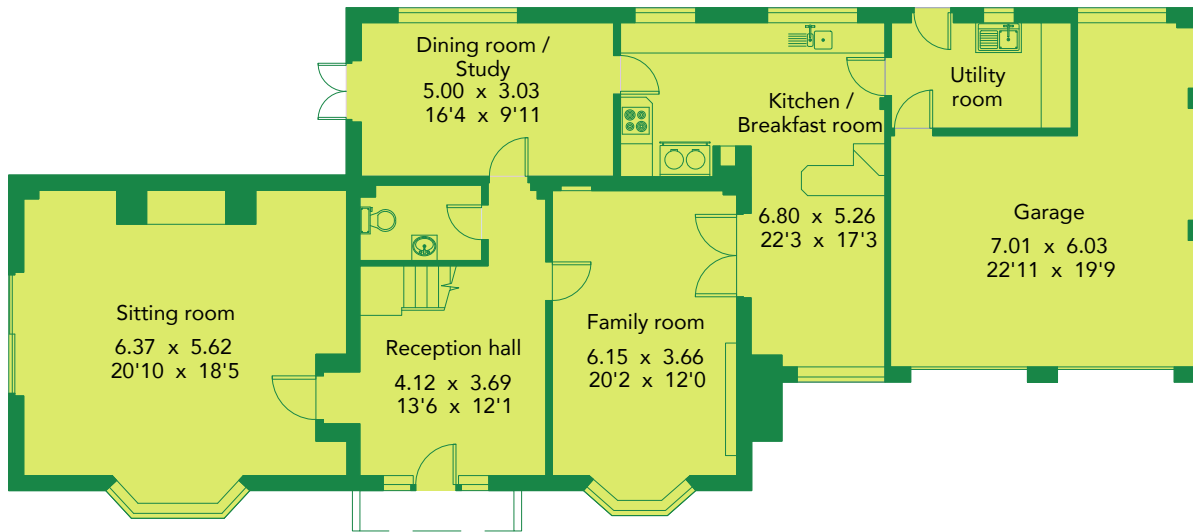
Total = 278.1 sq m/ 2993 sq ft

For identification only - Not to scale

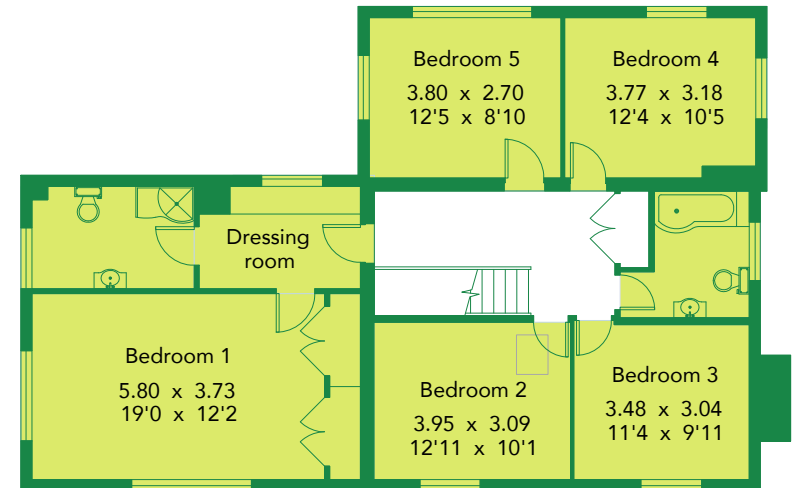
----- reduced headroom below 1.5m / 5'0



ATTIC



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Lambert and Foster Ltd. REF: 1058909





**VIEWINGS:**

Strictly by appointment with the Agent's Cranbrook office 01580 712888  
cranbrook@lambertandfoster.co.uk

**SERVICES:** Mains electricity and water, Oil fired central heating,  
Solar panels with feed in tariff, Private drainage via water treatment plant installed in 2022.

**EPC:** E

**COUNCIL TAX BAND:** G

**METHOD OF SALE:** Oak Tree House is being  
offered for sale by Private Treaty

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council: [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**PARTICULARS, PLANS AND SCHEDULES:**

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

**MONEY LAUNDERING REGULATIONS:**

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

\*All mileages and distances are approximate.



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