



# Lambert & Foster



### **3 RAMMELL MEWS**

CRANBROOK, KENT, TN17 3BQ

*A modern mews style townhouse providing well proportioned four bedroom family accommodation, arranged over three floors, including two separate reception rooms and a study, complemented by a courtyard rear garden and a single garage, all occupying a most convenient town location overlooking Rammell sports field, walking distance of the high street and Cranbrook school.*

GUIDE PRICE £495,000

FREEHOLD





### 3 RAMMELL MEWS CRANBROOK, KENT, TN17 3BQ

3 Rammell Mews is a modern, mews style townhouse presenting elevations of brick and tile hanging, set with leaded light style UPVC double glazed windows beneath a pitched tiled roof.

The well proportioned accommodation is arranged over three floors with features including two separate reception rooms incorporating a sitting room with coal affect gas fire and pretty bow window to front. The kitchen is fitted and includes wooden block work surfaces and some integral appliances including four burner gas hob, electric oven and grill with filter hood over, space and plumbing for dishwasher and washing machine, an aspect to rear and door to outside. Four double bedrooms with built in wardrobes (except bedroom 4), are arranged over the first and second floors including a main bedroom enjoying a pleasant aspect of front across to Rammell sports field and benefitting from an en suite shower room. Bedroom two also enjoys an outlook to front. A family bathroom serves the remaining bedrooms.

- Total floor area approximately 1504 sq ft
- Sitting room with coal effect gas fire
- Dining and study room
- Fitted kitchen
- Four double bedrooms including a main bedroom with ensuite shower room
- Front area of lawn and courtyard style rear garden
- Single attached garage and gravelled parking space alongside
- Cranbrook School catchment area
- No onward chain





## SITUATION

3 Rammell Mews occupies a central town location, a convenient walk to the high street providing a comprehensive range of amenities including professional services, Co-Op supermarket, leisure centre and the much favoured Cranbrook School. Excellent education facilities in both the state and private sectors include a primary school, preparatory schools in Cranbrook and Hawkhurst, grammar schools in Cranbrook and in Tunbridge Wells, Ashford and Maidstone. A mainline railway station at Staplehurst village provides fast and frequent services to London, Charing Cross travelling time 60 minutes.

## DIRECTIONS

Using the What3Words App: corporate.winters.toffee

## GARDENS & GROUNDS

Outside set to the front is an area of lawn with a flower bed and block paved pathway leading to the front door. The rear courtyard garden is paved and enclosed with wooden panel fencing including a gate to an attached single brick garage with gravelled parking space alongside.

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

### 3 Rammell Mews, Frythe Way, Cranbrook, TN17 3BQ

Approximate Area = 1352 sq ft / 125.6 sq m  
Limited Use Area(s) = 21 sq ft / 1.9 sq m  
Garage = 131 sq ft / 12.1 sq m  
Total = 1504 sq ft / 139.6 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). ©rickhcom 2024. Produced for Lambert and Foster Ltd. REF: 1179898

**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**TENURE:** Freehold

**COUNCIL TAX:** Band E **EPC:** C (70)

#### SERVICES & UTILITIES:

#### BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas fired central heating

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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