



Lambert & Foster



6 RUSSELLS YARD

CRANBROOK | KENT | TN17 3HD

Sitting next to the historic Cranbrook Windmill is this contemporary, energy efficient and architecturally designed three-storey detached house built in 1999 and is within a stone's throw of the beautiful town centre and ever popular Cranbrook School.

Guide Price £700,000-£725,000

FREEHOLD



6 RUSSELLS YARD

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6 Russells Yard is a detached contemporary home constructed in 1999 of brick with oak clad elevations to the front and rear under a slate roof. This unique property provides fantastic family accommodation, arranged over three floors, which comprises of; boot room, cloakroom, attached laundry room and double aspect L-shaped kitchen/diner with twin French doors leading out to front and rear courtyard gardens. To the first floor, main entrance hallway, family bathroom, double bedroom with Juliet balcony and 18' double aspect sitting room with twin French doors onto two fantastic balconies. To the second floor is a further family shower room, second double bedroom with Juliet balcony and a triple aspect 17'10 principle bedroom with en-suite bathroom.

Outside, there are two courtyard gardens to enjoy sunshine both morning and afternoon, garden shed and feature fishpond. The double garage is a real bonus with this home and you have parking to the front of the garage. Russell Yard also provides further communal and guest parking.

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 area approximately 1710 ft² (including garage)
- Detached architecturally designed home
- Three double bedrooms
- Open plan kitchen/diner
- Double aspect sitting room with access onto two balconies
- Three bathrooms
- Cloakroom
- Attached laundry room
- Two courtyard gardens
- Double garage with additional parking
- Unique location next to the historic Cranbrook Windmill
- Stones throw to Cranbrook high street
- Proximity to Staplehurst, Headcorn and Marden stations
- Cranbrook School catchment area

DIRECTIONS

From our office in Cranbrook proceed down the high street turning right into Stone Street. Continue down bearing right into The Hill. Take the first left into Russells Yard where upon No. 6 will be found shortly on the right-hand side next to Cranbrook Union Windmill.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Mains gas fired central heating

Covenants apply relating to parking and access to the Windmill and prohibiting the property being used for the production or re-sale of cattle foodstuffs.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band F **EPC:** C (76)

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

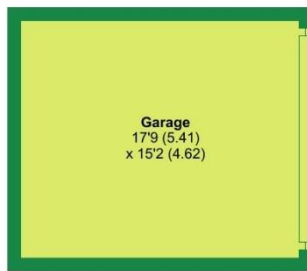
6 Russells Yard, Cranbrook, TN17 3HD

Approximate Area = 1441 sq ft / 133.8 sq m (excludes laundry room)

Garage = 269 sq ft / 24.9 sq m

Total = 1710 sq ft / 158.7 sq m

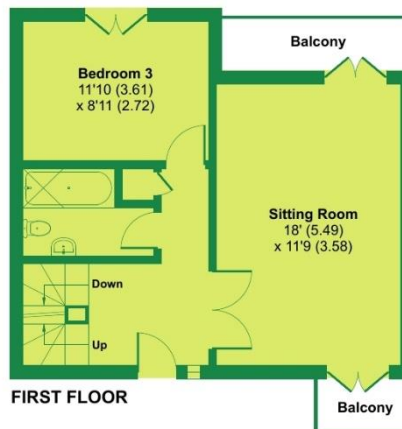
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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: 1032225

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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Kent TN12 6DS

CRANBROOK, KENT

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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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