



Peter
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Available With No Onward Chain In Cranbrook
£525,000

4 1 4



Angle Park Lodge is an eye-catching, character-filled home in the popular town of Cranbrook. Steeped in history and dating back to 1893, this charming property originally formed part of the Angle Park Estate and has served as a cherished family home for many years. Surrounded by beautifully landscaped wrap around gardens, this detached four-bedroom residence offers spacious and versatile accommodation, ideal for modern family life.

Upon entering, you are welcomed by a generously sized entrance hall, bathed in natural light. To the right, a large family living room with dual-aspect windows provides picturesque views of both the front and rear gardens, creating a warm and inviting ambiance. Adjacent to the living room is a flexible family room or dining area, which opens into an additional drawing room, offering adaptable spaces to suit various needs. To the rear of the house, the kitchen provides ample space for a family dining table and direct access to the gardens, perfect for indoor-outdoor living.

On the first floor, there are four generously sized bedrooms, each offering bright and airy accommodation, along with a family bathroom. While the interiors present tremendous potential, they would benefit from modern updates, allowing new owners the opportunity to personalize the home further.

Outside, the wraparound garden is a true highlight, capturing sunlight from east to west throughout the day. The garden is dotted with mature trees and well-established hedging, providing both privacy and natural beauty. A charming historic Well and a stately Acer tree, which displays striking colours year-round, add to the garden's character. To the front, the property offers convenient off-road parking and a large attached garage, completing the appeal of this unique and welcoming home. Parking can be extended down the side of the garden for more space and the garage has electricity, for those who'd like to convert into an annex or home office (subject to planning permissions).





Total area: approx. 165.9 sq. metres (1786.0 sq. feet)

- DETACHED FOUR BEDROOM HISTORIC HOUSE
- CHARMING WRAP AROUND SUNNY GARDENS
- ATTACHED GARAGE
- FOUR RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM • VERSATILE ACCOMMODATION WITH SCOPE TO MODERNISE
- IDEALLY LOCATED TO CRANBROOK TOWN & SCHOOLS
- COUNCIL TAX BAND F
- EPC RATING D



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |