

The Garden House, Angley Park, Cranbrook, Kent





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A stunning and unique contemporary family house offering spacious and beautifully presented accommodation with the benefit of attractive landscaped gardens and a self-contained annexe. The property is located in a sought-after position in Angley Park private estate, just half a mile from the excellent amenities of Cranbrook.

Cranbrook 0.5 mile. Goudhurst 4.4 miles. Staplehurst 5.5 miles (London Bridge from 52 minutes). Marden 7 miles (London Bridge from 49 minutes). Tenterden 9 miles. Tunbridge Wells 14.5 miles. Ashford 18 miles (London St Pancras from 46 minutes). London 54 miles. (All times and distances approximate)



EPC
C

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121

Council tax band: F

Services: Mains water and electricity. Gas-fired underfloor heating. Mains drainage.





The Property

The Garden House is a stunning adaptation of the original 19th century estate gardener's cottage into a unique 21st century family home. The entrance hall opens into a light filled two storey atrium and an open plan kitchen/dining/living space with underfloor heated limestone flooring throughout. The kitchen and breakfast island have an extensive range of wall and base units, Corian work surfaces and integrated Miele, Gaggenau and Fisher & Paykel appliances. The whole of the rear wall is full height glass with sliding doors opening onto a large terrace and formal garden. To one side is a study area with bi-fold doors to the garden and a door to a studio/workroom with a north facing sky light. To the front is an inner hallway accessing the utility room and the ground floor cloakroom.

Oak stairs lead to the limed oak underfloor heated first floor with two large double bedrooms, a single bedroom and a beautifully appointed family bathroom. A bridge spanning the atrium leads to the principal bedroom with en suite shower room, walk in dressing area and views over the extensive garden. There is a further double bedroom which also has views over the garden.

To the side, and connected to the house, is a self-contained single storey annexe. Access from the front is through a covered yard/store with boot room and w.c. The annexe comprises a double bedroom, shower room, open living/dining area with galley kitchen. Bi-fold doors open onto a private terrace and the gardens.

Gardens and Grounds

The house is approached over a long tree-lined drive leading through the Angley Park private estate. A shared lane leads to the front of the house which has a private forecourt with parking. The gardens at the rear of the house are a special feature of the property. They are south facing, flanked by high Victorian walls and extend to about 0.43 of an acre. Immediately to the rear of the house is a large terrace and formal parterre courtyard garden. The space opens up to include a Japanese Zen garden, a large walled vegetable garden with brick built greenhouse, potting and tool sheds. There is a large lawned area backed by mature trees including a majestic magnolia.











Situation

The Garden House is located in a sought-after position within the High Weald Area of Outstanding Natural Beauty, accessed by a long tree-lined driveway, yet just half a mile from the centre of the charming Wealden town of Cranbrook which offers a good range of shopping facilities as well as sports centre and attractive Union Windmill. A more comprehensive range of amenities can be found at Tenterden, Tunbridge Wells and Maidstone town centres. Staplehurst and Marden stations provide services to London Bridge/Charing Cross/Cannon Street. The A21 provides access to the M25 and motorway network; London Gatwick, Heathrow and Stansted airports; Channel Tunnel and ferry ports.

We understand the property lies within the catchment area of the popular Cranbrook School. Other well-regarded schools in the area include nearby Dulwich Preparatory School (2 miles), Marlborough House and St Ronan's at Hawkhurst, Benenden School for Girls, Tonbridge and Sevenoaks public schools.

Leisure facilities in the area include sailing and water sports at Bewl Water, Rye and on the south coast; golf at Cranbrook, Dale Hill and Chart Hills; walking in Angley Woods, Bedgebury Pinetum and Hemsted Forest. In addition, a host of famous properties and monuments lie within a short distance including Leeds Castle, Sissinghurst Castle Gardens, Bodiam Castle and Scotney Castle.

Directions (TN17 2PN)

From Tunbridge Wells, proceed south on the A21 towards Hastings for approximately 9 miles. At the Forstal Farm Roundabout, turn left onto the A262 towards Goudhurst. Continue on the A262 for about 6.7 miles and, at the Wilsley Pound Roundabout, turn right onto Angley Road (A229). After 0.77 of a mile (shortly after Cranbrook Rugby Club on the right), turn right through the brick pillared entrance into the private estate of Angley Park. Proceed down the tree-lined drive for approximately 275 metres. Immediately after the third speed bump, turn left and The Garden House will be found after approximately 20 metres on the left-hand side.



Approximate Gross Internal Floor Area
House (including voids): 289.6 sq m / 3117 sq ft
Outbuildings: 20.5 sq m / 221 sq ft
TOTAL: 310.1 sq m / 3338 sq ft



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