

**RUSH
WITT &
WILSON**



**15 Hartley Court Gardens, Cranbrook, Kent, TN17 3QY.
£495,000 Freehold**

A spacious and well presented four bedroom detached family home set within a quiet residential development enjoying a pleasant rural backdrop over neighbouring farmland and conveniently located within a mile of Cranbrook High Street. Accommodation comprises a well-lit entrance hall with WC, spacious living room with oak flooring, wood burning stove and sliding doors to the rear garden, generous kitchen and double aspect dining room. To the first floor a bright landing serves four principal bedrooms to include a master bedroom with en-suite, two further spacious doubles, single or optional study and well appointed family bathroom suite. Outside provides a private and well tended rear garden with area of lawn and planted borders, block paved terrace providing a pleasant alfresco dining area enjoying a rural outlook over fields. To the front offers off road parking and attached garage. The property is situated within walking / cycling distance to nearby Bedgebury Forest and Cranbrook town offers a range of boutique shops, cafes, restaurants and public houses including The George Hotel. Alternatively Hawkhurst Village is situated just 3 miles away with its selection of Colonnade shops, popular Kino cinema, restaurants and Waitrose & Tesco supermarkets. The local area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont with the added benefit of falling within Cranbrook Schools catchment area. Railway connections to London are available at Staplehurst just 6.9 miles away or Etchingham 7.3 miles away and just a short drive to the A21 with access to Tunbridge Wells.



Front

Off road parking to front elevations leading to an attached single garage, Indian sandstone path from drive leading to entrance and access to side via low level picket gate, planted sleeper edged borders, area of lawn with low level hedging.

Entrance hall

8'7 x 6'2 (2.62m x 1.88m)

Composite stable front door with viewing pane, ceramic tile flooring, ceiling light, straight run carpeted staircase to first floor accommodation, radiator, power and phone point.

WC

9'8 x 3' (2.95m x 0.91m)

Internal oak door from hall, ceramic tile flooring, obscure UPVC window to front and side elevations, radiator, push flush WC, wall mounted basin.

Living room

15'6 x 13' (4.72m x 3.96m)

Internal oak glazed door, engineered oak flooring, UPVC external glazed doors to the rear elevations, internal oak glazed door to dining room, UPVC window to rear, under stair storage cupboard via painted door, radiator, contemporary cast-iron wood burning stove over a glass hearth, variety of power points, TV point.

Dining room

12'3 x 10'3 (3.73m x 3.12m)

Internal oak glazed door from living room, engineered oak flooring, internal oak glazed door to kitchen, UPVC window to rear and side aspects, space for dining table and chairs, radiator with decorative cover, ceiling downlights, power points.

Kitchen / breakfast room

14'9 x 12'3 (4.50m x 3.73m)

Internal oak door from hall, ceramic tile flooring, UPVC window to front aspect, internal oak glazed door to dining room, external UPVC glazed door to side, ceiling light, space for breakfast table and chairs, consumer unit. Kitchen hosts a variety of

matching base and wall units with shaker style doors beneath granite counter tops, ceramic wall tiling, inset one and half stainless bowl with drainer and tap, under counter space for washing machine, integrated tower fridge/freezer, integrated AEG dishwasher, wall unit housing the glow worm gas boiler, inset four ring AEG gas burner with stainless steel extractor canopy and light above, fitted eye level oven and grill, built in shelving, display cabinets and wine rack, power points.

Stairs and landing

Straight run carpeted staircase and landing, UPVC window to rear aspect enjoying an elevated vista over neighbouring fields, light, radiator, access panel to loft, airing cupboard housing the hot water tank.

Bedroom 3

9'8 x 7'7 (2.95m x 2.31m)

Internal oak door, carpeted flooring, UPVC window to rear aspect with radiator below enjoying open views, light, power point.

Bedroom 2

10'8 x 9'9 (3.25m x 2.97m)

Internal oak door, carpeted flooring, UPVC window to front aspect, light, power point.

Bathroom

7'7 x 5'4 (2.31m x 1.63m)

Internal oak door , ceramic tile flooring, obscure UPVC window to front, push flush WC, pedestal wash basin, ceramic wall tiling, p-shaped shower bath suite with shower screen, wall mixer.

Bedroom 1

12'4 x 10'8 (3.76m x 3.25m)

Internal oak door, carpeted flooring, UPVC window to front aspect, light, power point, internal oak door to en-suite shower room.

En-suite shower room

7'7 x 2'9 (2.31m x 0.84m)

Internal oak door, ceramic tile flooring, obscure UPVC window to front, push flush WC, towel radiator, wall

mounted hand basin with tiled splashback, shower enclosure via bi-folding door, light.

Bedroom 4

9'1 x 7'8 (2.77m x 2.34m)

Internal oak door, carpeted flooring, UPVC window to rear aspect with radiator below enjoying open views, light, power point, built in wardrobe via double doors.

Garden

Privately enclosed rear garden with block paved terrace, sleeper edged lawn with post and rail fencing enjoying a pleasant rural aspect onto open fields, specimen silver birch tree and planted beds, block pave path to side with low level picket gate to front, covered log store and external door to kitchen, further path to side elevations with external door to rear of garage, external lighting.

Garage

17'6 x 8'5 (5.33m x 2.57m)

Manual up and over door to front, power points and lighting, external door to rear.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band F.

Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	84		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	



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