



## High Street, Cranbrook

- NO ONWARD CHAIN
- TWO BEDROOM
- JUST OFF HIGH STREET
- WITHIN CSCA
- EPC E & COUNCIL TAX D

**Guide Price £300,000**

- DETACHED CHARACTER HOME
- SITTING ROOM WITH VAULTED CEILINGS
- COURTYARD GARDEN & DRIVEWAY
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM

**Tenure: Freehold**

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# High Street, Cranbrook

## DESCRIPTION

GUIDE PRICE OF £300,000 - £325,000. NO ONWARD CHAIN. A charming two bedroom detached character cottage boasting a wealth of period features with courtyard garden to the side which offers scope for off road parking, situated just a stones throw from the bustling High street of Cranbrook.

The accommodation offers a kitchen with a range of wall and base units and spaces for appliances, leading onto the dining room with access to downstairs cloakroom and stairs to first floor with further doorway leading to the sitting room which features a fireplace with log burning stove and vaulted ceiling with exposed beams.

The first floor offers master bedroom with doorway leading to stairs up to an attic room, a further bedroom and bathroom.

Externally the property offers a gated courtyard garden, which also provides scope for off road parking. Additional free parking is available in the Co-Op supermarket carpark.

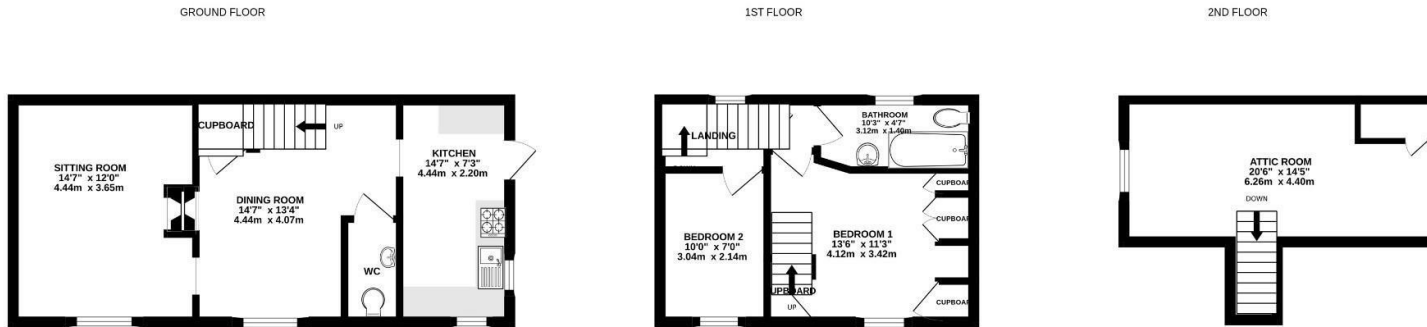
The property is ideally situated in the pretty market town of Cranbrook, one of the most picturesque small towns in the Weald, renowned for its eclectic mix of shops, cafes, restaurants, boutiques and large range of amenities.

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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	Current		Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current		Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>71</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>45</b>

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Tenterden Office on 01580 763278 if you wish to arrange a viewing appointment for this property or require further information.

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