



'Our Focus Determines Your Reality'



St Davids Bridge
Cranbrook
Kent
TN17 3HJ



Entrance Hall * Drawing Room * Sitting Room
Kitchen/Breakfast Room * Cloakroom

Principal Bedroom * Two Further Bedrooms, One Ensuite
Family Shower Room

Courtyard Garden



CHARMING PERIOD, ATTACHED COTTAGE

Conveniently situated in the sought-after Wealden Town of Cranbrook and believed to date from the 1820s with later additions, this charming family home was initially a public house and still displays the licensee inscription. Character features from fireplaces to sash windows are exhibited throughout the property which is presented in immaculate order.

The accommodation consists of an entrance hall, drawing room with fireplace with log burning stove, shuttered window and window providing borrowed light to the staircase, sitting room with open fireplace leading down to the kitchen/breakfast room with doors to the courtyard garden, and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage, a fireplace and shuttered windows, two further bedrooms both with built-in storage, one with ensuite shower room, and one with shuttered windows, there is also a family shower room.

Outside, steps lead up to the front door. There is a courtyard garden with raised flower bed with mature tree, a garden store and a pergola. A gate in the wall leads to the adjacent car park. The property is a short walk to the town centre and the renowned Cranbrook School.



CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

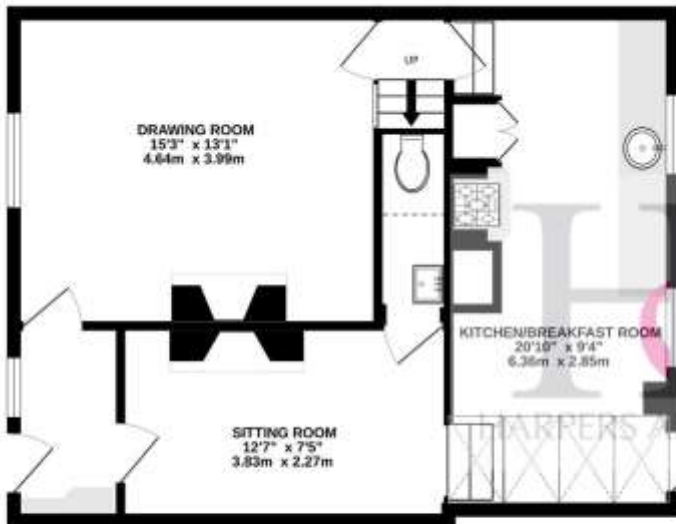
SCHOOLS AND CONNECTIONS

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, and Dulwich Prep School.

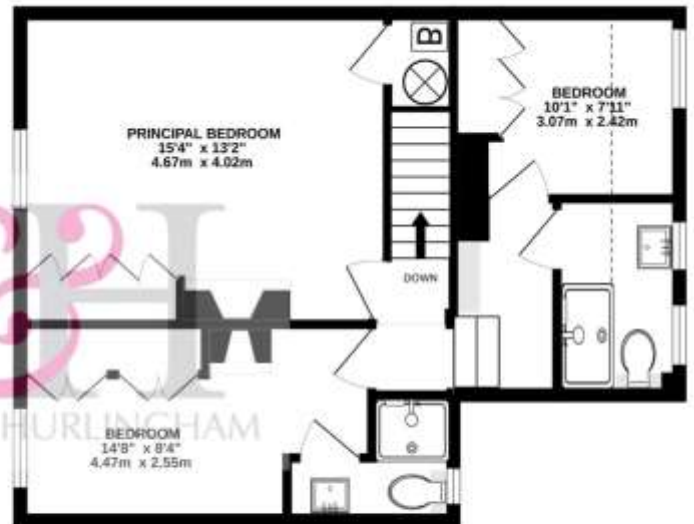
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1,052.78Q.FT. (97.85Q.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

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.
Made with Metropix ©2023



SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: tbc – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com