



'Our Focus Determines Your Reality'



St. David's Bridge  
Cranbrook  
Kent  
TN17 3HN



Drawing Room \* Sitting Room \* Music Room \* Kitchen/Dining Room  
Snug \* Inner Hall \* Utility/Shower Room

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Principal Bedroom, Ensuite \* Five Further Bedrooms  
Gallery \* Family Bathroom

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Enclosed Garden \* Garage \* Outbuildings





## STRIKING GRADE II LISTED TOWN HOUSE

This Grade II Listed town house, once the town bakery, is situated in the sought after Wealden town of Cranbrook. This striking property provides a comfortable family home with many original features including the original bread oven, exposed beams, and fireplaces.

The accommodation spans three floors and consists of a galleried drawing room with fireplace and doors to the garden, sitting room with bay window, fireplace with log burning stove and the bread oven, snug/office with bay window, music room with exposed brick and wood panelling, inner hall, kitchen/breakfast room, boot room with door to outside, utility/shower room on the ground floor.

A staircase leads from the drawing room to the gallery; a further staircase leads to a second-floor double bedroom. The gallery leads to a double bedroom with built-in storage, a landing with staircase down to the inner hall, three further bedrooms all with built-in storage, and a family bathroom. A staircase from the landing leads to the second-floor principal bedroom with ensuite bathroom and ample storage.



Outside, a paved terrace leads around the property to the rose garden, and a walled area with stunning wisteria. Steps lead up to a paved terrace with two brick outhouses, possibly the original privies, but now used as garden storage; a second set of steps leads to the terrace and a further outbuilding which is currently used as a gym, with storage above.

The paved terrace adjoins an area of lawn which is bordered with close slat fencing, hedging and a walled flower bed which is well-stocked with established flowers and shrubs.

There is a double garage/workshop which can be accessed from the lower terrace, together with an area used for off road parking.

The property is conveniently situated within walking distance of both 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.

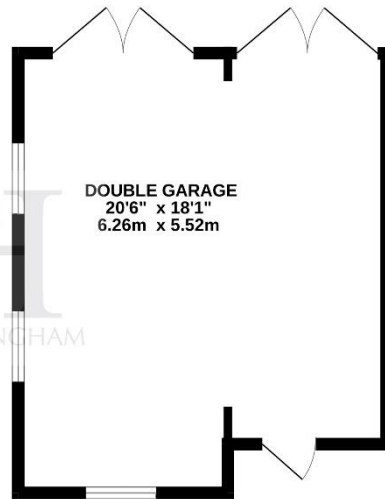
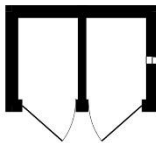
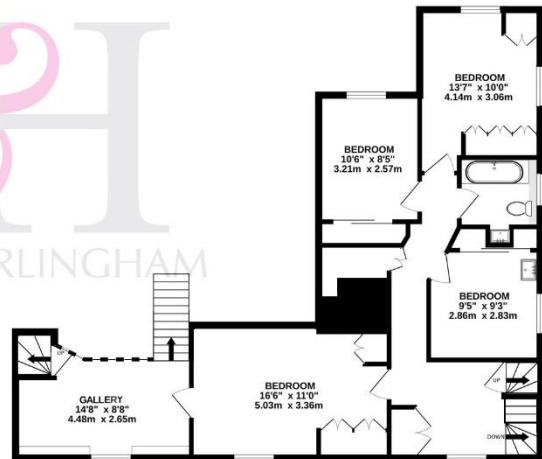
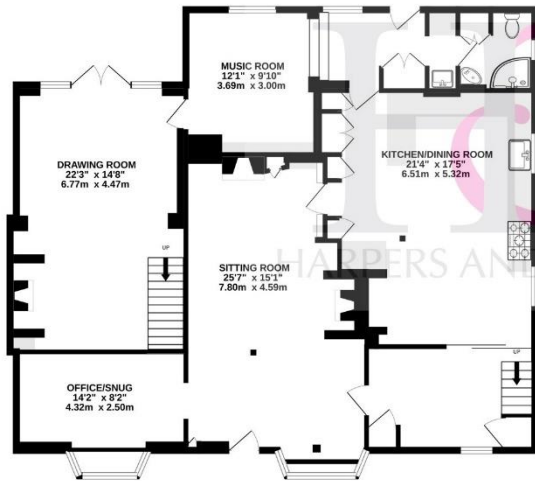
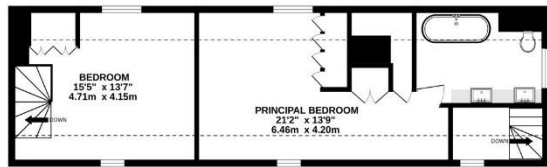






TOTAL APPROXIMATE INTERNAL FLOOR AREA 3,091.45Q.FT. (287.2SQ.M.)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
 (not to scale - for layout purposes only)

(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.  
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TOTAL APPROXIMATE INTERNAL FLOOR AREA FOR OUTBUILDINGS 5229Q.FT. (48.55Q.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)  
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## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band F

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



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