



'Our Focus Determines Your Reality'



Friezley Lane
Cranbrook
Kent
TN17 2LL



Entrance Hall * Sitting Room * Family Room * Playroom/Study
Kitchen/Dining Room * Utility Room * Cloakroom

Principal Bedroom, Ensuite
Three Further Double Bedrooms, One Ensuite * Family Bathroom

Grounds Approximately 1.25 Acres * One Bedroom Annexe
Elevated Terrace * Swimming Pool * Pool House
Garage * Garden Store



DETACHED FAMILY HOME WITH ANNEXE

This attractive detached family home is situated in an idyllic location at the end of a no through lane. The grounds of approximately 1.25 acres benefit from an elevated terrace overlooking the swimming pool. There is a detached one-bedroom annexe suitable for air b'n'b, visitors, gym or office/studio. There is also scope to convert an outbuilding, subject to planning permission.

The accommodation consists of an entrance hall, double aspect sitting room with log burning stove and doors opening to the terrace, a family room with log burning stove, double aspect playroom/study, kitchen/dining room with doors opening to the terrace and stunning views across the adjoining countryside, utility room with door to outside and a cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite bath/shower room, three further double bedrooms, one with ensuite shower room, and a family bathroom.

The drive leads to ample off-road parking and the garage, garden store and annexe comprising a living area and first floor double bedroom with shower room. The elevated terrace overlooks the swimming pool and pool house as well as the garden and woodland totalling approximately 1.25 acres.



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.

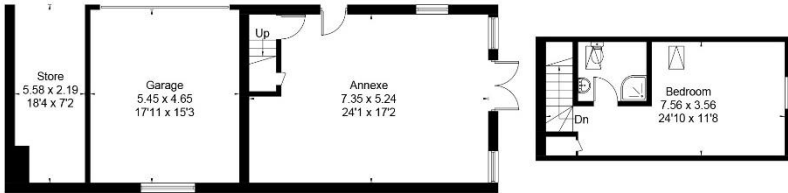
SCHOOLS AND CONNECTIONS

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.

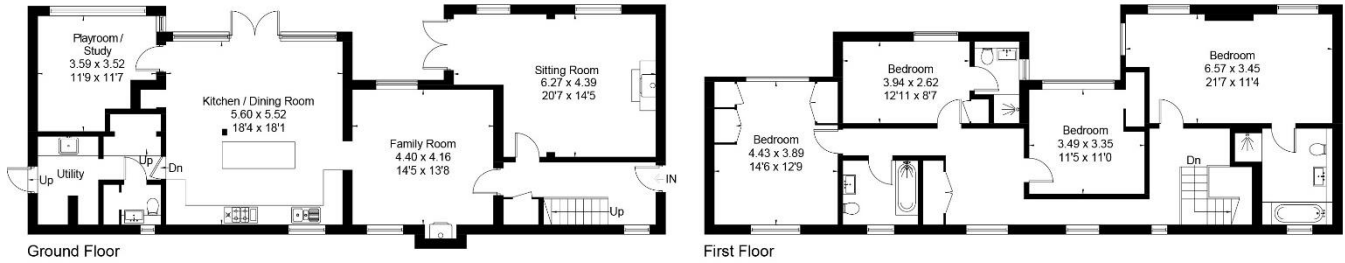


Approximate Area = 222.3 sq m / 2393 sq ft
Annexe = 90.9 sq m / 978 sq ft (Including Garage / Excluding Open Store)
Total = 313.2 sq m / 3371 sq ft
Including Limited Use Area (3.2 sq m / 34 sq ft)



Annexe - Ground Floor
(Not Shown In Actual Location / Orientation)

Annexe - First Floor



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 322496



SERVICES

Mains electricity and water. Oil fired central heating. Shared Klargester Sewage Treatment Plant.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: F – full details available on request.

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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