



'Our Focus Determines Your Reality'



Cranbrook
Kent
TN17 3BX



Entrance Hall * Sitting Room * Dining Room * Study
Kitchen/Breakfast Room * Cloakroom

Principal Bedroom * Two Further Double Bedrooms * Spacious Single
Family Bathroom

Integral Garage * Off-Road Parking * Enclosed Wraparound Garden



ATTRACTIVE FAMILY HOME

Built in 1989 and recently refurbished and presented in immaculate order throughout, this attractive family home offers well-proportioned rooms situated in a tucked away cul-de-sac in a convenient location. The property is within walking distance of the renowned Cranbrook School and the centre of the sought-after Wealden town of Cranbrook. The property benefits from an integral garage and off-road parking.

The accommodation consists of an entrance hall, a sitting room, dining room with doors to the garden, study, kitchen/breakfast room with door to the garden, cloakroom, and access to the integral garage on the ground floor.

On the first floor there is a principal bedroom, two further double bedrooms, a spacious single bedroom, and a family bathroom.

Outside a herringbone brick driveway provides parking and leads to the integral garage. A gate opens into the good size enclosed wraparound garden surrounding the sitting room, study, and kitchen/breakfast room, filling the house with light. The garden laid predominantly to lawn with areas of mature shrubs and trees together with paved terracing.



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 (excluding Garage) 1,249.79Q.FT. (116.15Q.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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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: C – 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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