



'Our Focus Determines Your Reality'



Cranbrook Road  
Frittenden  
Kent  
TN17 2BT



Entrance Hall \* Sitting Room \* Dining Room \* Fitted Kitchen

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Two Double Bedrooms \* Family Bath/Shower Room

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40+ Cover Café \* Commercial Kitchen \* Storeroom  
Two W.C.s \* Annexe Double Bedroom, Ensuite

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Courtyard Garden \* Double Garage \* Car Parking Area



## WELL-PRESENTED HOME WITH SUCCESSFUL BUSINESS ATTACHED

A rare opportunity to acquire a well-presented home within the Cranbrook School Catchment Area with a successful business attached, which is available due to retirement after 21 years. The property occupies a convenient location ideal for passing trade. The business facilities can be accessed directly from the accommodation and provide a 40+ cover Cafe, commercial kitchen, storage and facilities; also attached and with a separate entrance is a double bedroom with ensuite offering B'n'B potential.

The accommodation consists of an entrance hall, double aspect sitting room with exposed brick fireplace and double fronted log burner shared with the dining room also enjoying an exposed brick fireplace, and a fitted kitchen with door to outside; from the entrance hall there is direct access into the café seating area for 40+ covers, a serving area leading to the commercial kitchen with door to outside and access to the storeroom. From the café seating area there is a rear entrance from the parking which leads to two sets of w.c.s. A door from the storeroom leads to the annex with its own access from the parking, and an ensuite bath/ shower room.

On the first floor, there are two double bedrooms, a landing/study and a family bath/shower room.

Outside there is a courtyard garden and a double garage for the house. There is ample parking for the café located behind the property.



## FRITTENDEN AND CRANBROOK

The picturesque village of Frittenden offers a Pub, Church, and Primary School and is a short drive to Cranbrook. The Wealden town of Cranbrook renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. is the nearest town for shopping facilities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting 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 and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, and Dulwich Prep School. More details can be obtained by visiting the website [www.kent.gov.uk](http://www.kent.gov.uk).

The mainline stations at nearby Staplehurst and Headcorn offer trains to London.



TOTAL APPROXIMATE INTERNAL FLOOR AREA 2,963.2 SQ. FT. (275.3 SQ. M.)  
 HOUSE ONLY 1,305 SQ. FT. (124 SQ. M.)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance)  
 (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 errors, omissions or mis-statements. 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 services connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: D

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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