



'Our Focus Determines Your Reality'





Bishops Lane  
Hawkhurst Road  
Cranbrook  
Kent  
TN17 2ST



Reception Hall \* Sitting Room \* Family Room \* Dining Room/Study  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Principal Bedroom Suite \* Four Further Double Bedrooms  
Family Bathroom \* Attic Storeroom

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Delightful Enclosed Garden \* Double Garage



## STRIKING DETACHED FAMILY HOME WITH VIEWS

Originally two farmworkers' cottages believed to date from the early 1900s, with later additions, this striking family home occupies a country lane location on the outskirts of the much sought after town of Cranbrook. This well-proportioned property sits in a delightful garden of approximately 0.5 acres and enjoys far reaching country views.

The accommodation consists of a reception hall, double aspect sitting room with bay window, doors to the garden and brick fireplace with log burning stove, a family room with bay window and fireplace with log burning stove, double aspect dining room/study with doors to the garden, double aspect kitchen/breakfast room, utility room with door to the garden and into the attached double garage; a cloakroom completes the ground floor.

On the first floor there is a principal bedroom suite comprising double aspect, double bedroom, dressing room and shower room, there are four further double bedrooms, two of them double aspect, and a family bathroom.

There is ladder access to the second floor attic which is boarded and has a window offering, subject to the necessary planning permissions, an opportunity to create additional living space.









The property sits in approximately 0.5 acres of delightful wrap around garden. The park-like lawn is interspersed with mature trees and shrubs, bordered with hedging. The paved terrace is bordered with raised brick flower and shrub beds. There is a pond within the grounds which is ideal for enjoying the local wildlife.

A gate opens onto the gravel drive which leads to the double garage and provides ample off-road parking. The double garage is attached to the property with a door opening into the utility room. Solar photovoltaic panels are located on the garage roof and are linked to a feed in tariff.

The property is within walking distance of Bedgebury Forest and is conveniently located for access to both the Town Centre and the renowned Cranbrook School.







## CRANBROOK

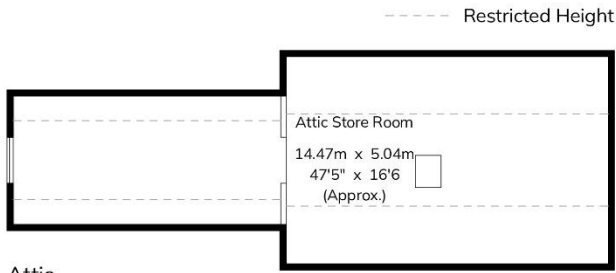
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

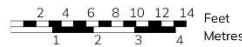
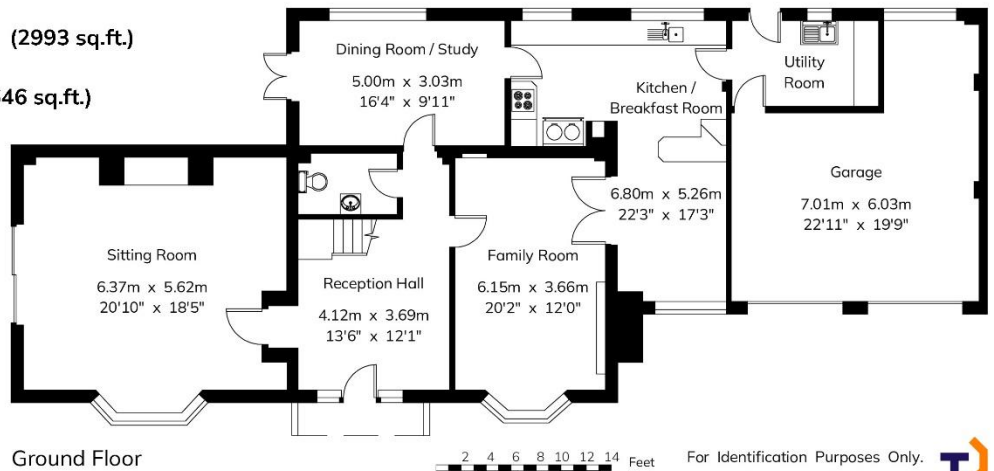




## Oak Tree House

House - Gross Internal Area : 278.1 sq.m (2993 sq.ft.)  
(Including Garage)

Attic - Gross Internal Area : 60.1 sq.m (646 sq.ft.)



For Identification Purposes Only.

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## SERVICES

Mains electricity and water. Oil fired central heating. Solar photovoltaic panels. Private sewage treatment plant.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: E

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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