



'Our Focus Determines Your Reality'



Dorothy Avenue  
Cranbrook  
Kent  
TN17 3AL



Entrance Hall \* Sitting Room \* Kitchen/Breakfast Room  
Two Double Bedrooms \* Cloakroom

---

Principal Bedroom with Dressing Room \* Family Bath/Shower Room

---

Delightful Enclosed Garden \* Off Road Parking



## DELIGHTFUL DETACHED FAMILY HOME

This delightful family home offers spacious, light-filled accommodation. Situated on the outskirts of the sought after Wealden Town of Cranbrook, the property is located within walking distance of the town centre and the well-regarded Cranbrook School.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, double aspect sitting room with doors to the terrace, double aspect kitchen/breakfast room, cloakroom and two double bedrooms on the ground floor.

On the first floor there is a principal bedroom with dressing room and a family bath/shower room.

Outside a white picket fence borders the brick drive which provides off-road parking. The enclosed garden is laid predominantly to lawn with bordered with mature hedging and attractive well-established flower and shrub borders. The elevated terrace is ideal for outside entertaining and for enjoying the garden and views. There is a Summerhouse and garden shed within the garden.



## 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.

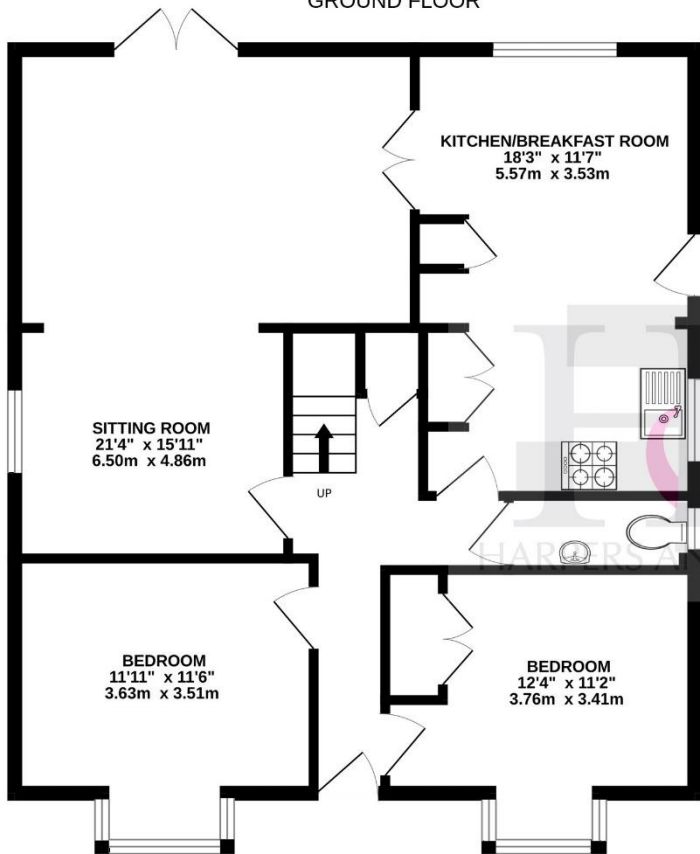
## SCHOOLS AND CONNECTIONS

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.

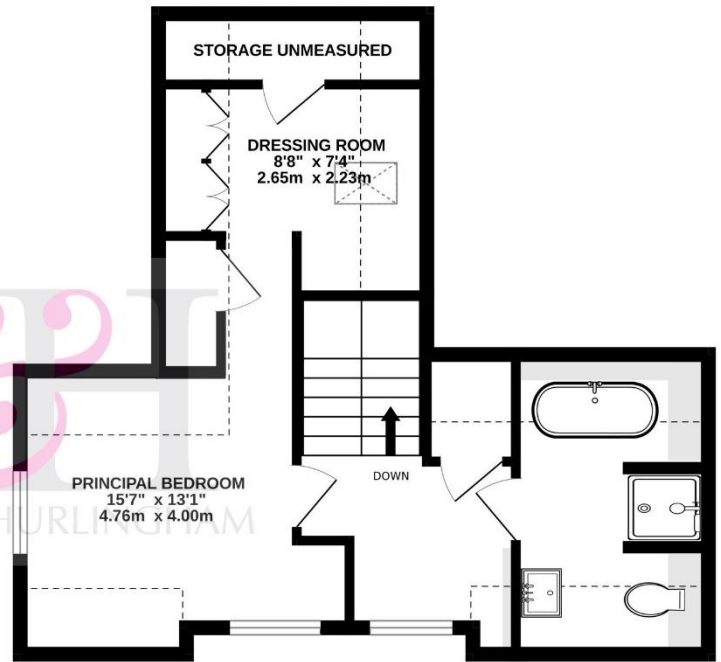
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 1200.2SQ.FT. (111.5SQ.M.)  
(no guarantee is given to the square footage of the property; the figure show 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 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.  
Made with Metropix ©2024



## SERVICES

All mains service connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band C

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.



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)