



'Our Focus Determines Your Reality'



New Road
Cranbrook
Kent
TN17 3LE



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

Principal Bedroom, Ensuite * Two Further Double Bedrooms
Family Bathroom

Enclosed Garden * Double Garage * Off-Road Parking



ATTRACTIVE, DETACHED SCANDIA-HUS FAMILY HOME

Located just off the High Street in Cranbrook, in a slightly elevated position, the property was built in 1990 by Scandia-Hus to the exacting Scandinavian standards of the time, including triple glazing and levels of insulation.

This delightful, detached property offers well-proportioned light and airy accommodation with a versatile layout, consisting of an entrance hall, double aspect sitting room with door to the garden and a feature wall with fireplace, a dining room opening into a conservatory, kitchen/breakfast room, utility room and cloakroom; also, on the ground floor there is a double bedroom/study.

On the first floor there is a principal bedroom with ensuite bathroom and built-in storage, two further double bedrooms and a family bathroom.

A drive leads to the double garage and gate to the side of the house that opens onto an area of paved terrace which continues around the rear of the property and is bordered with a raised flower and shrub beds. A path leads across the lawn to the front door. The enclosed garden is laid predominantly to lawn with mature hedging, additional paved terracing and a summerhouse.

The property is a short walk from the town centre and the many amenities, including the Cranbrook School and the local primary school.



CRANBROOK

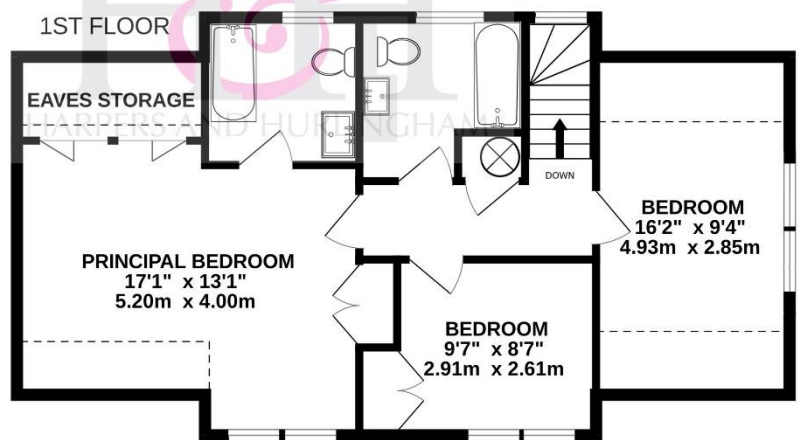
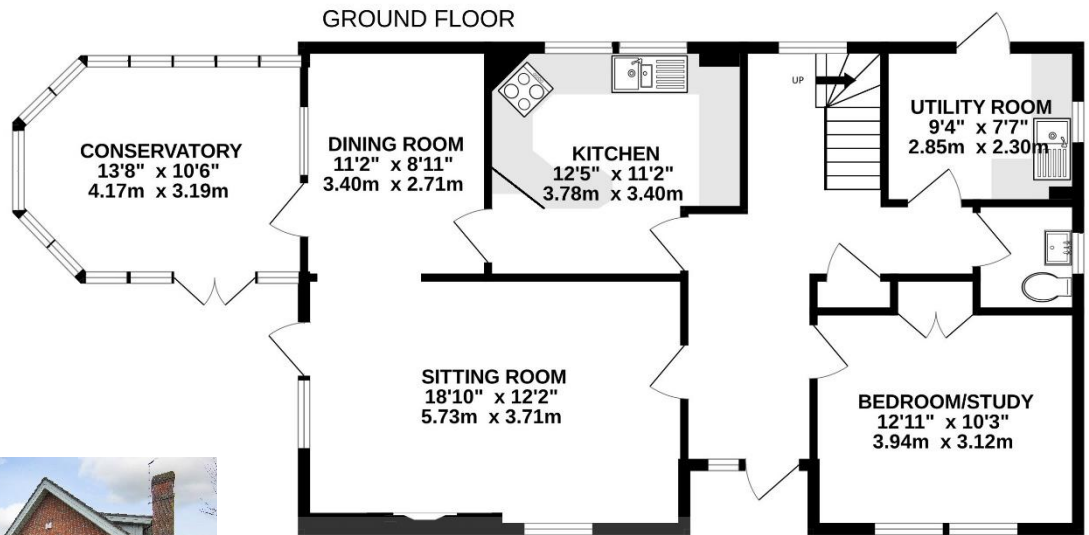
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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 together with the local primary school. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich 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 APPROX. INTERNAL FLOOR AREA 1,648SQ.FT. (153.1SQ.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 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 ©2025

SERVICES

Mains electricity, water and drainage. Electric heating. Full fibre broadband.

Tunbridge Wells Borough Council - Council Tax Band F

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
www.harpersandhurlingham.com