



'Our Focus Determines Your Reality'







Chalk Lane  
Cranbrook  
Kent  
TN17 2QB



Entrance Hall \* Drawing Room \* Dining Room  
Kitchen/Breakfast Room \* Pantry \* Utility Room \* Cloakroom  
Ground Floor Double Bedroom, Ensuite  
Two Bedroom Annexe \* Sitting Room \* Kitchen \* Bathroom  
Integral Garage

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Two Double Bedrooms, both Ensuite with Walk-in Wardrobes  
Two Further Double Bedrooms, Interconnecting \* Bath/Shower Room  
Attic Storage

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Grounds approximately 4 Acres \* Home Office \* Workshop  
Open Barn \* Barn/Storage \* Summerhouse \* Outside Bar





## UNIQUE, RURAL, DETACHED, FAMILY HOME

This unique detached family home is situated on a rural country lane on the outskirts of Cranbrook, sitting in approximately 4 acres. Approached via a gated driveway the property is an unfinished project, providing untold opportunities, as a family home with or without an annexe.

The accommodation consists of an entrance hall, a double aspect drawing room with fireplace and log burning stove, a dining room with door to the garden, a triple aspect kitchen/breakfast room with log burning stove, a pantry and utility room, a double bedroom with ensuite bath/shower room and a cloakroom; completing the ground floor and separate by a lobby is the annexe comprising a sitting room with fireplace, a kitchen with door to a private garden, two double bedrooms and a family bathroom. A door from the sitting room opens into the integral double garage.

On the first floor there are two double bedrooms each with walk-in wardrobes and ensuite shower rooms, two further double bedrooms which interconnect and have access to a balcony, a further attic storage room and a bath/shower room.



## OUTSIDE

This unique home sits in approximately 4 acres of garden and wild meadow with paths mowed. There is a myriad of outbuildings including a workshop, an open barn, a further barn/storage facility and a home office.

There is an area which is currently used to offer Air B'n'B, with the guests staying having use of a Summerhouse, outside bar and firepit, this could subject to the necessary permissions be developed further to provide a potential income stream.





## FLISHINGHURST

Flishinghurst is a hamlet on the outskirts of Cranbrook, 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, High Weald Academy 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.

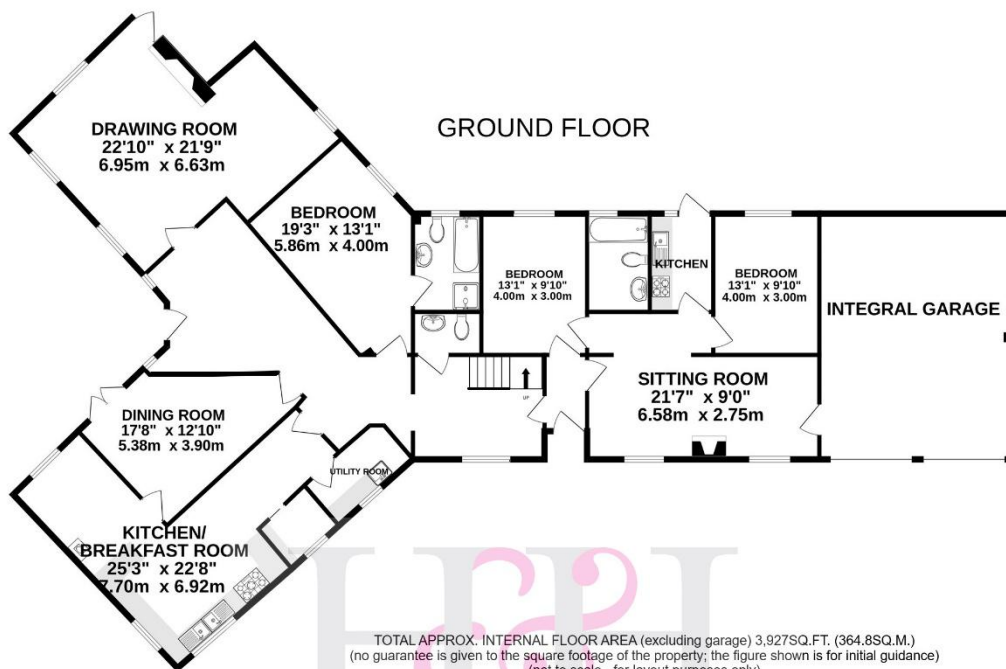




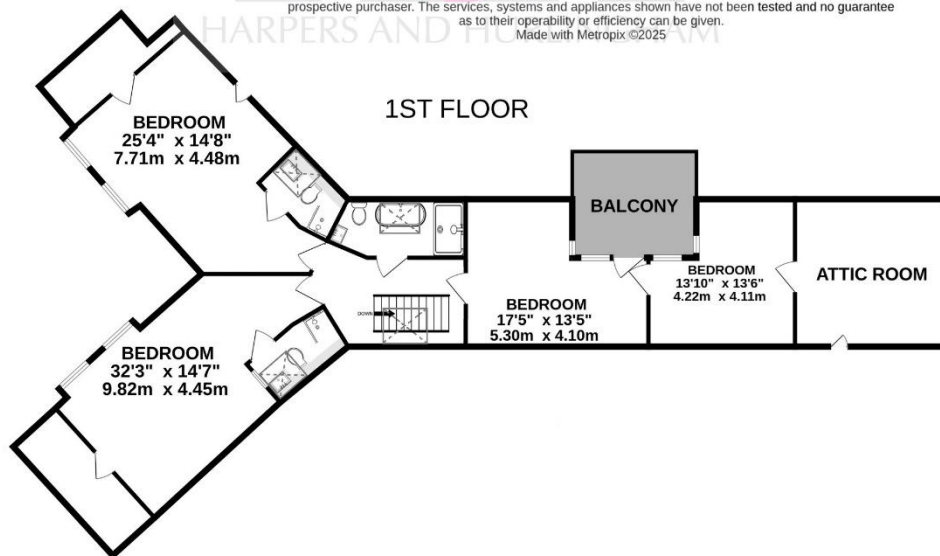








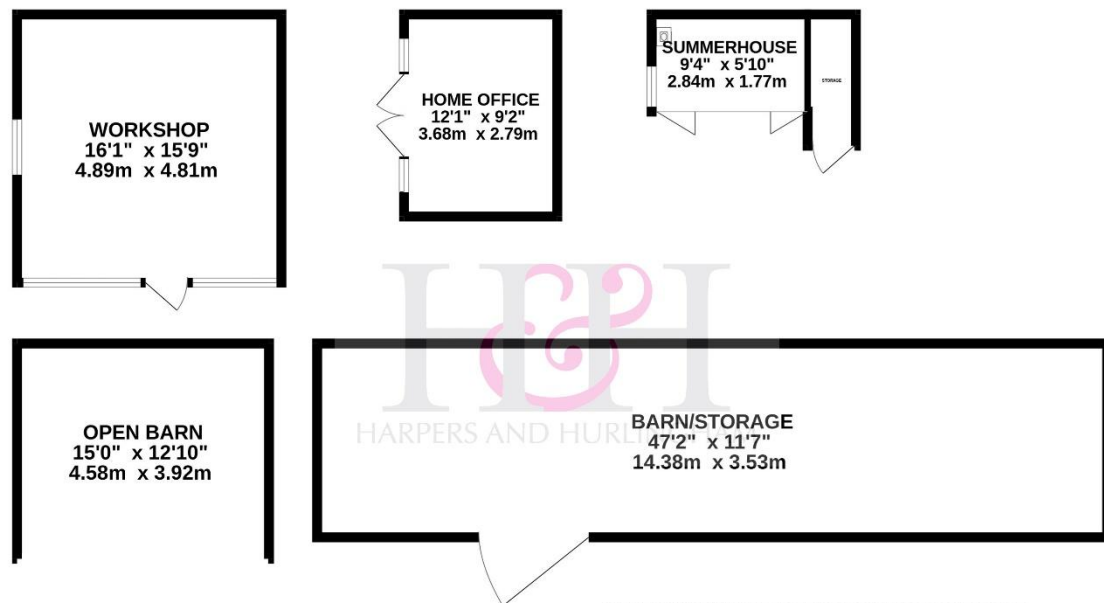
TOTAL APPROX. INTERNAL FLOOR AREA (excluding garage) 3,927SQ.FT. (364.8SQ.M.)  
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included 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.  
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TOTAL APPROXIMATE INTERNAL FLOOR AREA - WORKSHOP 253.2SQ.FT. (23.5SQ.M.)  
 - HOME OFFICE 110.6SQ.FT. (10.3SQ.M.)  
 - SUMMERHOUSE 51.1SQ.FT. (5.0SQ.M.)  
 - OPEN BARN 214.7SQ.FT. (20.0SQ.M.)  
 - BARN/STORAGE 546.4SQ.FT. (50.8SQ.M.)  
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## SERVICES

Mains electricity and water. Oil fired central heating. LPG for cooking. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: C

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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