



'Our Focus Determines Your Reality'



Paley Lane  
Cranbrook  
Kent  
TN17 2NA



Entrance Hall \* Drawing Room \* Family Room \* Dining Room  
Study \* Orangery \* Kitchen/Breakfast Room \* Laundry Room  
Cloakroom \* Cellar

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Principal Bedroom Ensuite  
Five Further Double Bedrooms, Two Ensuite  
Family Bath/Shower Room

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Grounds Approximately 3.5 Acres  
Outbuilding/Garaging with Room Above



## STRIKING GRADE II LISTED COUNTRY HOUSE

Sitting in delightful garden and grounds of approximately 3.5 acres, in a rural country no through lane location, on the outskirts of Cranbrook, this striking Grade II Listed country home is surrounded by open countryside. Believed to date from the 17th century with later additions, including a stylish oak framed Orangery, the accommodation spans three floors together with a cellar. Period features abound from fireplaces to vaulted ceilings, exposed beams to natural floorboards all behind an elegant facade.

The property was completely renovated in 2010 and comprises of an entrance hall which runs the length of the house connecting the double aspect drawing room with exposed beams and fireplace with log burning stove, a formal dining room with decorative fireplace and log burning stove, a very useful family room which in turn opens into the laundry; the study enjoys views across the open fields and also provides access to the cellar, whilst the spacious, double aspect kitchen/breakfast leads through to the stylish orangery. A cloakroom completes the ground floor.

Two staircases lead to the first floor where there is a double aspect, vaulted principal bedroom with built in storage and an ensuite shower room, three further double bedrooms, all with built-in storage and one with an ensuite shower room and a family bath and shower room. On the second floor there are a further two double bedrooms, one with an ensuite shower room.





## OUTSIDE

Approached from country lane, an electric five bar automated gate opens onto a gravel drive which leads to a four bay oak framed outbuilding providing a double garage, workshop and gym on the ground floor with a studio above with plumbing and power insitu. The drive also opens out to provide ample parking.

The gardens and grounds are laid predominantly to lawn with well-stocked flower and shrub beds, mature hedging and interspersed with a variety of trees, including a number of fruit trees, and a stunning oak as you approach the house.

There are two areas of terracing, one of which is elevated and adjoins the orangery, providing far reaching views. Steps lead down from the terrace to the lawn. There is also a circa 2.5 acre paddock which leads down to a stream.







## CRANBROOK

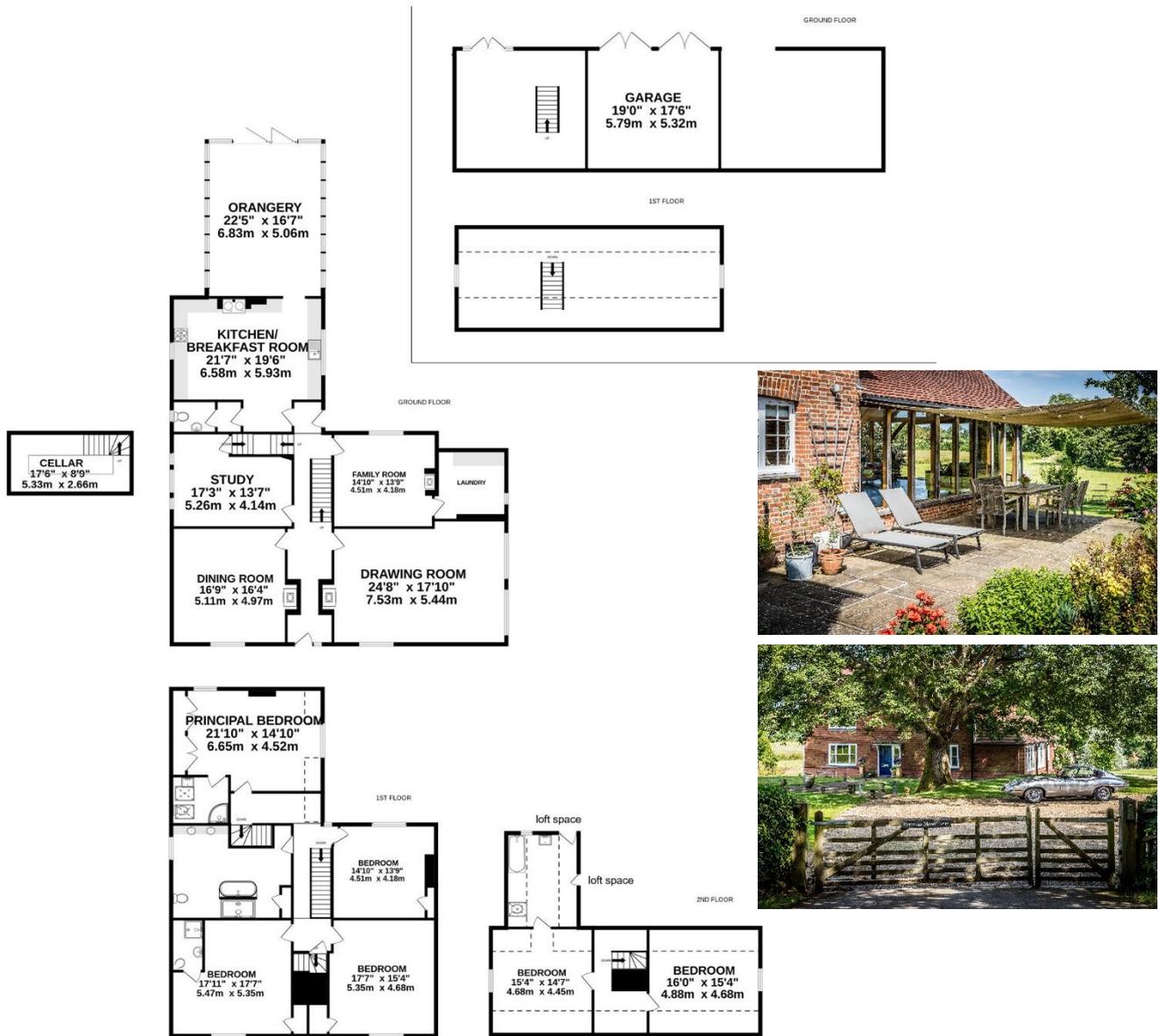
Cranbrook, one of the most picturesque small towns in the Weald is renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and 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, 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 APPROXIMATE INTERNAL FLOOR AREA HOUSE 4,684SQ.FT. (435.2SQ.M.)  
 CELLAR 153SQ.FT. (14.2SQ.M.)  
 OUTBUILDING 1,236SQ.FT. (114.8SQ.M.)  
 TOTAL 6,073SQ.FT. (564.2SQ.M.)

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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## SERVICES

Mains electricity and water. LPG. Private drainage. Unlimited fibre broadband to the premises.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: n/a

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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