



‘Our Focus Determines Your Reality’



Little Dale Farm
Colliers Green
Kent
TN17 2LS



Entrance Hall * Sitting Room * Family Room * Kitchen/Dining Room
Utility Room * Cloakroom

Principal Bedroom, Ensuite * Four Further Bedrooms
Family Bath/Shower Room * Family Shower Room

Enclosed Garden * Double Garage * Off-Road Parking



STRIKING DETACHED FAMILY HOME

Converted in 2018, it is hard to believe that this striking family home was once an old black barn. The well-proportioned rooms provide a comfortable, light and airy living space at the end of a long, gated driveway in an exclusive development of farm buildings in the hamlet of Colliers Green, on the outskirts of the sought after Wealden town of Cranbrook.

The accommodation consists of an entrance hall leading to a sitting room with fireplace and log burning stove, tri-fold doors to the garden and double doors to the family room, a kitchen/dining room with integrated appliances and again with tri-fold doors to the garden, a utility room also with integrated appliances and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite bathroom, four further bedrooms, all bedrooms have built in storage, a family bath/shower room and a separate family shower room.

Outside the property is approached through electric gates onto a sweeping drive which leads to the double garage. The enclosed garden to the rear is laid predominantly to lawn with a paved terrace. Within the garden there is a garden store and access to the garage via a pedestrian door.



COLLIERS GREEN

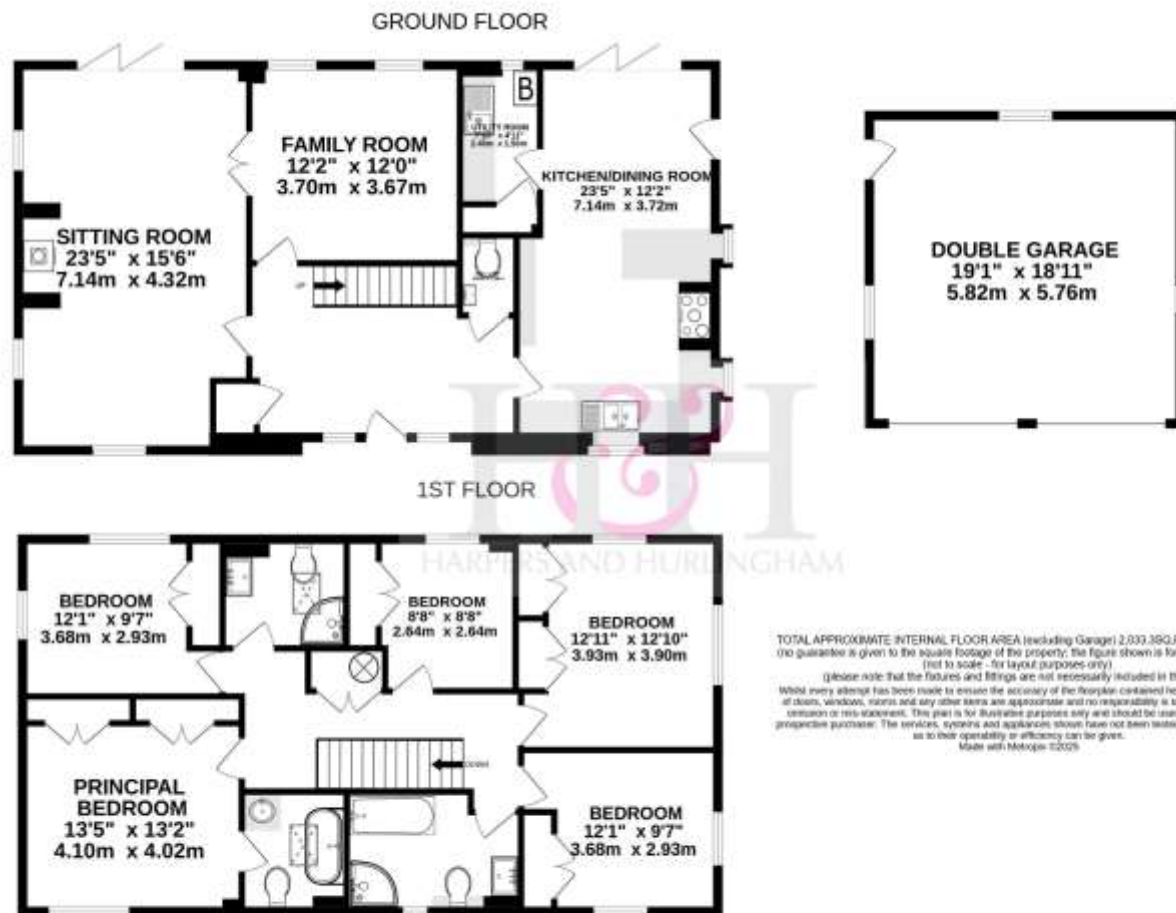
Although a hamlet, Colliers Green offers a well-regarded primary school and for all day to day needs Cranbrook is a short drive and is renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. and within walking distance to all the town's amenities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

SCHOOLS AND CONNECTIONS

The Cranbrook School sought after for its excellent reputation and educational facilities, is located on the outskirts of the Town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich School.

The mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.





SERVICES

Mains electricity and water. Oil fired boiler serving underfloor heating throughout. Solar Panels, inverter and 5Kw battery storage. Electric car charger. Klargestor Sewage Treatment Plant.

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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