



‘Our Focus Determines Your Reality’



Park Lane
Cranbrook
Kent
TN17 2SW



Entrance * Sitting Room * Dining Room * Conservatory
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom

Parklike Gardens and Grounds Approx. 1.2 Acres
Double Garage * Workshop with Attic Storage * Garden Store



DELIGHTFUL, DETACHED, CONVERTED OAST IN PARKLIKE GARDENS

Exposed brick and beams together with a balcony from the principal bedroom are among the features on display in this delightful, detached, square kiln converted oast. Sitting in stunning parklike gardens of approximately 1.2 acres and within walking distance of Bedgebury Forest, the oast enjoys a country lane location on the outskirts of the sought after Wealden town of Cranbrook.

The accommodation spans three floors and consists of an entrance, dining room with double doors opening to the conservatory and an open stud wall leading into the double aspect sitting room with brick fireplace housing a log burning stove, there is also a double aspect kitchen/breakfast room, a utility room with a door to outside and a cloakroom completing the ground floor.

The galleried staircase leads to the first floor where there is a principal bedroom with built-in storage, an ensuite shower room and doors opening onto a balcony with views across the garden; there are two further bedrooms and a family bathroom also on this floor.

The staircase continues to the second floor and the fourth bedroom in the square kiln just below the cowl.





Sitting in approximately 1.2 acres of parklike grounds which are laid to lawn interspersed with a number of mature trees and established flower and shrub beds. An elevated terrace is ideal for enjoying views over the garden and a pond provides refuge for visiting wildlife.

Within the grounds there is a garden store and a potting shed together with a workshop with ladder access to storage above and an attached log store.

There is ample parking with a brick laid drive providing two spaces and a separate drive leading to a double garage.







CRANBROOK

Cranbrook is renowned for its mix of shops, cafes, restaurants, boutiques and a good range of amenities. Dominating the town are the early stone church and the 19th century windmill. Both Hawkhurst and Cranbrook offer a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans, and Dulwich School in the area.

Situated within a short drive of the A21 which provides access to the M25 both North and South bound. There is a mainline station at nearby Staplehurst with services into London.



Badgers Oak Oast

House - Gross Internal Area : 170.5 sq.m (1835 sq.ft.)

Outbuilding - Gross Internal Area : 26.3 sq.m (283 sq.ft.)

Garage - Gross Internal Area : 27.2 sq.m (292 sq.ft.)



SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: E

Tunbridge Wells Borough Council - Farmhouse Council Tax Band G

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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