



**'Our Focus Determines Your Reality'**



Wilsley Green  
Cranbrook  
Kent  
TN17 2LG



Entrance Hall \* Sitting Room \* Family Room \* Kitchen/Dining  
Utility Room \* Study with Mezzanine Snug \* Cloakroom

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Principal Bedroom with Ensuite  
Two Further Double Bedrooms \* Spacious Single Bedroom  
Family Bathroom

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Enclosed Garden \* Ample Off-Road Parking



## GRADE II LISTED COTTAGE WITH A MODERN TWIST

This stunning Grade II Listed attached cottage is a fusion of the old and new, located on the outskirts of the popular town of Cranbrook within walking distance of the Town Centre and the much sought after Cranbrook School. With far reaching countryside views, the property has been sympathetically extended retaining the cottage facade whilst providing a spacious family home, presented in immaculate order throughout.

The accommodation consists of an entrance hall with window seat, a sitting room with exposed beams and a log burning stove in an inglenook fireplace, a family room also with exposed beams, fireplace and log burning stove, a light-filled kitchen/dining room with doors to the garden and roof lantern, a study with views over the garden and stairs to a mezzanine snug; completing the ground floor there is a utility room with door to the garden and a cloakroom.

The bedrooms are situated in the original part of the cottage and consist, on the first floor of a principal bedroom with exposed beams, built-in storage and an ensuite shower room, a double bedroom, a spacious single, both with beams and built-in storage, and a family bathroom. A staircase to the second floor opens into a further double bedroom with built-in storage.

To the front of the cottage there is an area of lawn bordered with mature hedging and bordering a brick laid gated driveway providing ample off-road parking. The garden to the rear is laid to lawn with a paved terrace, established flower and shrub beds, and a garden store.



## CRANBROOK

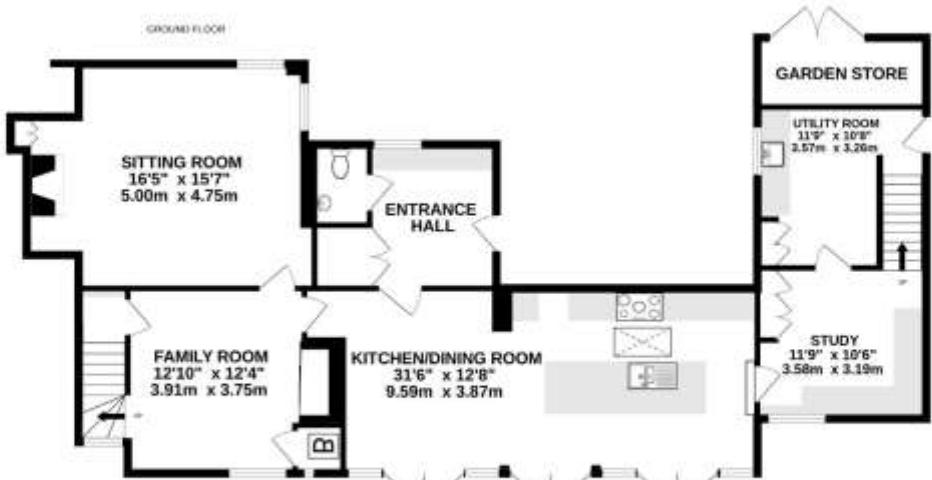
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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 APPROXIMATE INTERNAL FLOOR AREA 2,086.85 SQ.FT (201.38 Q.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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## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

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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