



Tenterden Road, Golford, Cranbrook, Kent, TN17 3PA

- GRADE II LISTED CHARACTER COTTAGE
- THREE RECEPTION ROOMS
- UTILITY ROOM
- GENEROUS ENCLOSED GARDEN
- CRANBROOK SCHOOL CATCHMENT AREA
- FIVE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM
- OFF ROAD PARKING
- COUNCIL TAX BAND G

£2,700 Per Calendar Month



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DESCRIPTION

THE RENT INCLUDES A GARDENING SERVICE - Hunters offer to let this charming detached Grade II Listed character cottage offering five bedrooms and three reception rooms, located on the outskirts of the popular market town of Cranbrook and within the Cranbrook School Catchment Area.

Boasting an array of period features, the accommodation offers a double aspect kitchen/breakfast room featuring a range of shaker style wall and base units with wooden worksurfaces and doorway to the utility room with access out to the garden. The kitchen leads on to a spacious triple aspect dining room with log burning stove and French doors out to the garden, leading through to the double aspect sitting room with feature fireplace, stairs to first floor and doorways leading to a ground floor shower room and a further reception room. The first floor offers a double aspect master bedroom, double aspect guest bedroom, three further bedrooms and family bathroom with bath suite and walk-in shower.

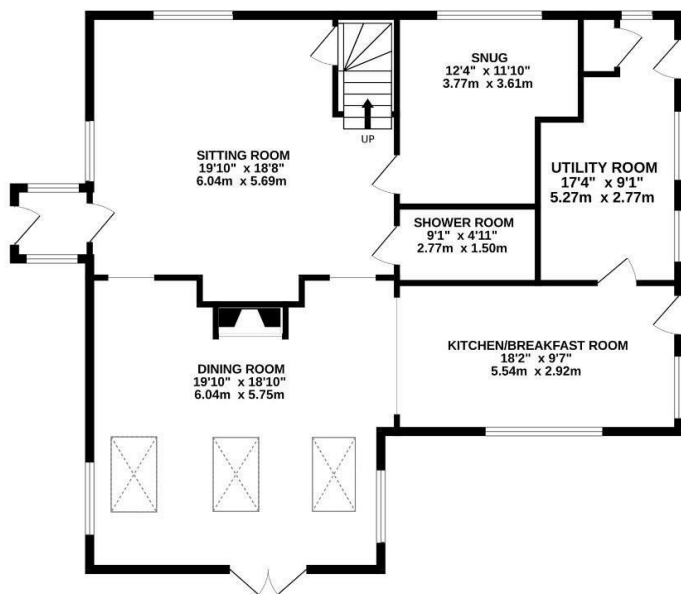
Externally, to the rear the enclosed garden is predominantly laid to lawn with a perimeter of mature trees, flower and shrub beds and a paved terrace. To the front the gravelled drive offers ample off-road parking.

Golford Cottage is situated within the Cranbrook School catchment area, a school renowned and sought after for its excellent reputation and educational facilities. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

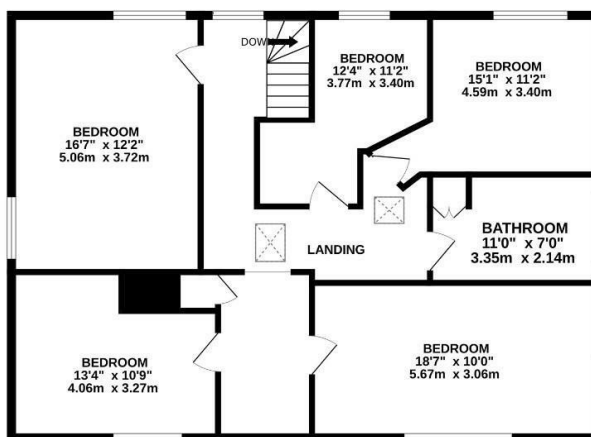




GROUND FLOOR



1ST FLOOR



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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Viewings

Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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