



Lambert & Foster



BEVERLEY

ORCHARD WAY | CRANBROOK | KENT | TN17 3LN

An individual, detached, family house, circa 1950s, providing well proportioned accommodation with four bedrooms (two en suite), three reception rooms and a study, complemented by a well stocked, neatly tended rear garden, approximately 36m, including summerhouse and greenhouse, overlooking a field to rear, all occupying a convenient town location. Cranbrook School catchment area.

Guide Price £715,000

FREEHOLD



BEVERLEY

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Beverley is an individual, detached, family house with 1950s origins and a significant two storey later addition. The interior ground floor layout could offer scope for reconfiguration, subject to obtaining any relevant consents and if so desired. Features include three separate reception rooms comprising a sitting room with a fireplace housing a wood-burning stove and pleasant aspect to rear out across the garden, a dining room with open fireplace and bay window to front. The family room with oak floor, was formerly the kitchen, with aspect to rear incorporating a sliding door to the garden. A useful study also overlooks the rear garden with direct access to outside. The kitchen/breakfast room has recently been updated with Howden gloss fronted units and drawers including a pull out larder style cupboard and bins, Farmhouse Belling gas fired cooker with filter hood over, space an plumbing for dishwasher and an aspect to front.

Arranged over the first floor landing are four double bedrooms, including both a main bedroom with an en suite shower room and guest suite, with an en suite bathroom. Bedrooms three and four are served by a separate family bathroom. Alongside the bathroom is a walk-in laundry cupboard with space and plumbing for a washing machine.

Outside, to the front is a block paved drive providing parking, together with an integral single garage with space for a workshop area. A wooden side gate provides access to the lawned rear garden; a particular feature extending to approximately 36m, landscaped with magnolia, acers, flowering cherry, Worcester apple tree and well stocked, shaped flower beds. Positioned to the top of the garden is a kitchen garden area with raised beds, greenhouse, shed and summerhouse fitted with electricity.



- Total floor area approximately 2021 sq ft (187.8 sq m)
- Hall
- Cloakroom
- Sitting room with wood-burning stove
- Dining room with open fireplace
- Family room
- Study
- Kitchen /breakfast room
- First floor landing
- Four double bedrooms incorporating both main and guest suites
- Family bathroom
- Gas fired central heating
- Double glazing
- Block paved drive and integral garage
- Approximately 36m rear garden
- Staplehurst mainline station approximately 6.5 miles

DIRECTIONS

From our office proceed up the high street, bearing left at the war memorial onto the A229 proceeding in the direction of Hawkhurst. The entrance to Orchard Way will be found almost immediately on the right hand side. Beverley is the second property on the right.

GENERAL

Tenure: Freehold

Services: Mains gas fired central heating, water electricity and drainage.

Local authority: tunbridgewells.gov.uk

Council tax: Band F

EPC: D

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

Mobile coverage: [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

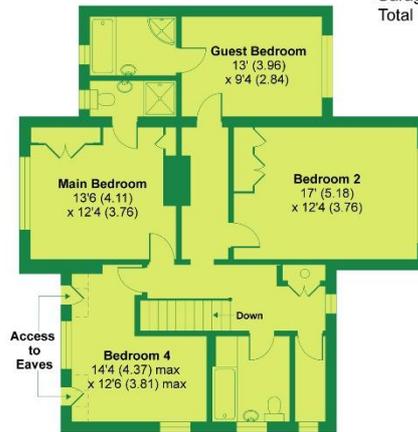
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Beverley, Orchard Way, Cranbrook, TN17

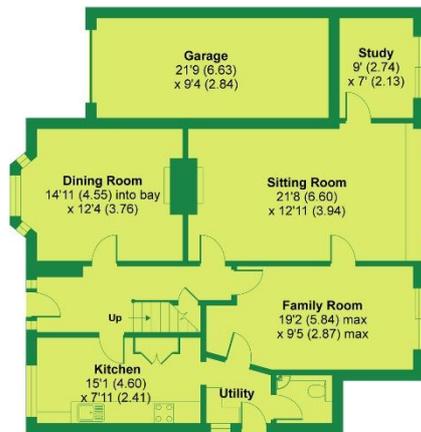
Approximate Area = 2021 sq ft / 187.8 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Garage = 201 sq ft / 18.7 sq m
Total = 2234 sq ft / 207.5 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2021. Produced for Lambert and Foster Ltd. REF: 706620

OFFICES LOCATED IN KENT & SUSSEX:

PADDOCK WOOD, KENT

77 Commercial Road,
Paddock Wood, Kent TN12 6DS
Tel. 01892 832 325

CRANBROOK, KENT

Weald Office, 39 High Street,
Cranbrook, Kent TN17 3DN
Tel. 01580 712 888

WADHURST, EAST SUSSEX

Helix House, High Street,
Wadhurst, East Sussex TN5 6AA
Tel. 01435 873 999

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