

Warner Gray



Weavers,
Cranbrook, Kent TN17 3NT

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Price Guide : £1,100,000

Exquisite Grade II listed 4 bedroom country home, beautifully updated with elegant interiors, set in 0.7 acres of landscaped gardens, with double garage, gated parking and countryside views to rear.

Weavers is a stunning Grade II listed country house, originally formed from two weavers' cottages, now masterfully reimagined into a beautifully presented four-bedroom home of exceptional style and substance. Blending period charm with impeccable contemporary refinement, the house has been extensively upgraded over the past 5 years to an exacting standard, showcasing elegant interiors, high-specification finishes and a warm, inviting atmosphere throughout. Extending to approximately 2,736 sq ft across three floors, it offers a refined yet comfortable lifestyle ideally suited to modern family living.

Set behind electric gates with ample private parking, the property is complemented by a recently constructed oak-framed English Heritage double garage, offering further potential for ancillary accommodation or a sophisticated home office (subject to the necessary consents). The lifestyle appeal is further enhanced by the enchanting south-east facing gardens, extending to circa 0.7 acres and providing a private sanctuary bordered by open countryside.

Perfectly positioned just a mile from the charming Wealden town of Cranbrook and within the highly regarded Cranbrook School catchment, Weavers offers a rare opportunity to enjoy a desirable setting without compromising on connectivity or convenience.

SITUATION Set within the breathtaking High Weald Area of Outstanding Natural Beauty, Weavers enjoys a wonderfully accessible yet quintessentially rural setting between the sought-after Wealden towns of Cranbrook (1 mile) and Tenterden (7 miles), both offering an excellent range of everyday amenities, boutiques and eateries. The larger town of Tunbridge Wells is 16 miles distant.

The location perfectly balances countryside tranquillity with a rich lifestyle offering, with the renowned Benenden Hospital nearby and the enchanting Hemsted Forest providing miles of scenic walks and riding trails. The area is particularly well regarded for its outstanding choice of schools across both the state and independent sectors. Dulwich Preparatory School, Cranbrook is very close by, and the property falls within the highly coveted Cranbrook School catchment area.

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There are other notable schools in the area including Benenden Girls School, Benenden Primary School and Saint Ronan's at Hawkhurst. For commuters, Staplehurst station (about 5 miles) provides regular mainline services to London in under an hour, along with connections to Ashford International, where high-speed trains reach St Pancras in just 37 minutes, making this an exceptional location for both family life and modern connectivity

The accommodation The accommodation at Weavers is beautifully arranged over three floors, seamlessly combining period character with thoughtfully designed, high-specification interiors to create a home that is both elegant and exceptionally functional. A welcoming entrance hall forms the centre of the house, immediately setting the tone with its inviting atmosphere and sense of understated refinement as you step through the front door. From here, the principal rooms flow effortlessly, creating a natural balance between formal and informal living spaces. A luxurious cloakroom sits just off the hall, handily positioned in the centre of the house.

At the centre of the home lies a superb bespoke kitchen, exquisitely appointed with quartz worktops and a ceramic double butler's sink by Perrin & Rowe, giving it a modern country style. An electric Aga with extractor hood forms a striking focal point, complemented by a number of high spec integrated appliances. A generous central island provides additional storage and space for informal dining, while a substantial built-in dresser offers further shelving and cabinetry. In addition, a spacious drying cupboard provides an exceptionally practical yet discreet storage solution, ideal for airing clothes.

Underfloor heating runs throughout the kitchen and utility room, where a stone floor lies beneath the current loose-laid carpet, offering the option of a more classic finish if preferred.

The utility itself continues the same high level of specification, with quartz surfaces, a stainless steel sink with Perrin & Rowe fittings, and space for a washing machine and separate dryer.

The ground floor living spaces are both versatile and inviting, designed for relaxed family living as well as entertaining. A formal dining room, handily situated next to the kitchen, enjoys French doors opening directly onto the garden, creating a wonderful indoor-outdoor flow. The beautiful living room is rich in character, centred around a wood-burning stove, while a separate sitting room / study provides a more intimate retreat, also featuring a wood burner. In addition, a charming family snug, with French doors to the garden, offers a further cosy yet light-filled reception space.

Upstairs, the principal bedroom suite is a luxurious and tranquil retreat, incorporating a purpose designed dressing area and a beautifully appointed en-suite shower room with ample storage. A well-proportioned guest bedroom, currently set up as a twin, and a further double bedroom, both with wardrobes, one walk-in, are served by a stylish bathroom featuring a double ended bath, walk-in shower, vanity unit with basin and storage below, and WC.

The second floor offers a highly adaptable space, ideal as a home office or additional bedroom, and benefits from access to the original weavers' attic, an evocative reminder of the property's heritage and a unique feature that enhances its charm.

Throughout, the house has been carefully curated to offer a refined yet comfortable lifestyle, with an emphasis on quality, character and effortless living.







The gardens and grounds at Weavers are a particular delight, thoughtfully designed to provide both structure and seasonal interest, while perfectly complementing the character of the house. A pretty enclosed courtyard garden, accessed directly from both the utility room and snug, provides an ideal space for a morning coffee, while also offering a secure and contained area for dogs.

Extending to circa 0.7 acres (to be verified) and enjoying a prized south-easterly aspect, the grounds are arranged in a series of distinct yet harmonious areas, with ample space to incorporate a swimming pool if desired. Immediately surrounding the house is an informal garden, richly planted with seasonal colour and complemented by a charming summer-house, ideal for relaxing and enjoying the garden in the warmer months.

Beyond this lies the enchanting Magnolia Garden, a more formal and secluded garden, enclosed by mature hedging on three sides to provide a wonderful sense of privacy and shelter.

A charming fruit orchard sits beyond, thoughtfully replanted with a selection of apple, pear, plum and nut trees, offering both visual appeal and a productive element to the garden, while enhancing the overall sense of a quintessential country lifestyle. The setting is further enriched by the adjoining grazing land to the rear, providing a delightful rural outlook, particularly in springtime, when lambs can often be seen in the fields beyond.

Supporting the gardens are two highly practical garden stores, both with light and power.

The property is further complemented by an oak-framed, English Heritage double garage, incorporating both an open bay and an enclosed bay, together with a useful log store. Subject to the necessary consents, this building offers exciting potential for conversion into ancillary accommodation or a refined home office if desired. Approached via electric gates, the generous driveway offers ample off-road parking and turning for several vehicles.

SERVICES Mains water and electricity. Oil fired central heating.
Private drainage (Klargester). Underfloor heating to the kitchen and utility.
Local Authority: Tunbridge Wells Borough Council. Council Tax Band: G.
Location Finder: what3words: ///edge.piston.butlers







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