



'Our Focus Determines Your Reality'



Flishinghurst Cranbrook Kent



Guide Price £1,200,000

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

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bath/Shower Room

Gardens approximately 2 Acres * Paddock approximately 8 Acres
Summerhouse * Workshop
Garden Store * Tractor Store * Pole Barn * Double Garage
Off Road Parking



DETACHED FAMILY HOME IN STUNNING GARDEN

This detached family home offers an exceptional combination of comfortable living accommodation, beautiful gardens, and superb outdoor space. Built in the early 1980s, the property provides an ideal setting for family life.

The accommodation consists of an entrance hall, a triple aspect sitting room with fireplace and log burning stove opening into a double aspect dining room with doors into a conservatory, a study and a well-appointed kitchen/breakfast room with range cooker; in addition, also on the ground floor, there is a cloakroom, a utility room with a door to the terrace and a door into the double garage.

On the first floor there is a principal bedroom with built-in storage and an ensuite shower room, three further double bedrooms each with built-in storage, and a family bath/shower room.





OUTSIDE

The property is approached from a private road onto a gated driveway bordered on either side by well-established flower and shrub beds, and mature hedging. A summerhouse sits to one side of the drive with an attractive brick and paved terrace to the other. A gate from the terrace leads into the garden which is laid to lawn with a variety of mature trees, sculpted flower and shrub beds, and established hedges used to create different spaces. The paved terrace runs the width of the house providing an ideal setting from which to enjoy the garden.

The stunning gardens are a particular highlight, complemented by a range of useful outbuildings. Keen gardeners will appreciate the well-stocked vegetable garden, greenhouse, and netted orchard, home to a variety of apple and pear trees, together with a productive strawberry bed.

Beyond the gardens, the property benefits from a paddock with its own road frontage and separate access a pole barn and tractor shed offering excellent versatility for a range of uses subject to any necessary consents.

Separately enclosed is a well-stocked vegetable garden, complete with a greenhouse and a net-covered orchard featuring a variety of fruit trees, including apple and pear. A strawberry bed further enhances this area, creating an ideal space for those seeking a self-sufficient lifestyle.

A static caravan, currently used for storage, provides additional practical space



FLISHINGHURST

Flishinghurst is a hamlet on the outskirts of Cranbrook, 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. 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.



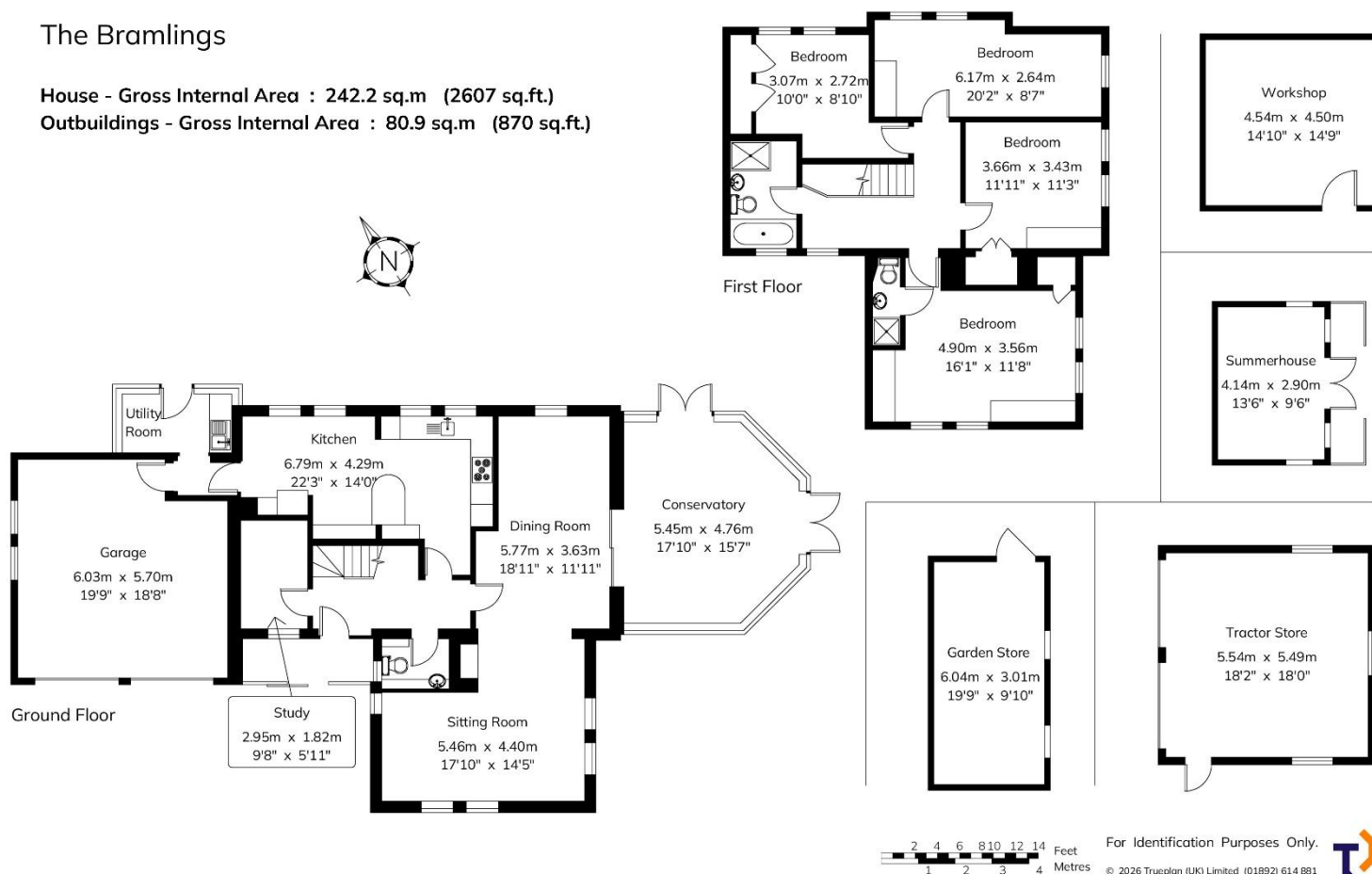




The Bramlings

House - Gross Internal Area : 242.2 sq.m (2607 sq.ft.)

Outbuildings - Gross Internal Area : 80.9 sq.m (870 sq.ft.)



SERVICES

Mains electricity and water. Oil fired central heating. LPG for cooking. Septic Tank drainage.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com