



**Hope Cottage High Street  
Cranbrook, Kent TN17 3EN**

## Hope Cottage High Street, Cranbrook, Kent TN17 3EN

Offers Over £450,000

\*\*\*CHAIN FREE\*\*\* A most enchanting and beautifully positioned period cottage, believed to date from the 16th century, occupying a highly desirable position in the very heart of this ancient and much-admired market town. Hope Cottage is rich in character and historic charm, offering deceptively spacious accommodation arranged over three floors and presented with immense warmth and authenticity.

### Description cont...

The property is located within the prized Cranbrook School Catchment Area and retains a wealth of period features throughout, including exposed timbers, handsome oak flooring and a magnificent inglenook fireplace which forms the natural focal point of the generous beamed sitting room. This inviting space is ideal for both quiet evenings by the fire and relaxed entertaining. A separate dining room provides a charming setting for more formal occasions, whilst the well-equipped galley kitchen is thoughtfully arranged and perfectly suited to everyday living sitting adjacent to a useful downstairs wc.

On the upper floors, the principal bedroom is a particularly fine room, featuring exposed beams and an attractive oak floor next to a neat family bathroom. Two further double bedrooms are arranged across the remaining accommodation, one of which is located on the top floor and benefits from an adjoining dressing room, making it ideal for guests or as a delightful private retreat. Hope Cottage is subject to a small flying freehold with the adjacent property.

Outside, the cottage enjoys a charming rear garden, providing a peaceful and sheltered space in which to sit and unwind. There is a useful

single garage and on-street parking is available nearby.

Hope Cottage represents a rare opportunity to acquire a characterful and historic home of considerable charm, perfectly positioned to enjoy the amenities, atmosphere and community of this sought-after market town.

### Location:

Hope Cottage is situated in the heart of this historic market town, renowned for its picturesque streets, independent shops and excellent amenities. Further comprehensive shopping and leisure facilities can be found in nearby Cranbrook, Tenterden, Tunbridge Wells and Maidstone.

Mainline rail services to London Charing Cross and Cannon Street are available from Staplehurst, Headcorn and Marden, with additional high-speed services from Ashford International to London St Pancras in approximately 37 minutes.

The area is particularly well regarded for its schooling, offering an excellent range of both state and private primary and secondary schools.

Road connections are excellent, with the M25 accessible via the A21 at Junction 5, providing onward links to Gatwick and Heathrow airports and the wider motorway network.

Services: Mains Electricity, Mains Gas, Mains Water, Mains Drainage

Council: Tunbridge Wells Tax Band: E

EPC: E

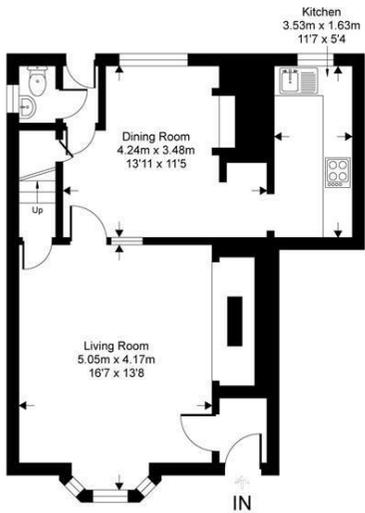
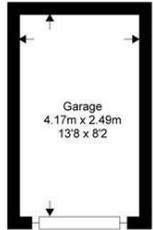
FOR SALE CHAIN FREE

Viewings by appointment only via the Agent: Vale and Marsh

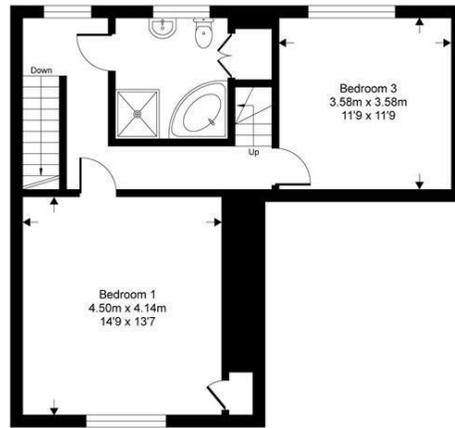


## Hope Cottage

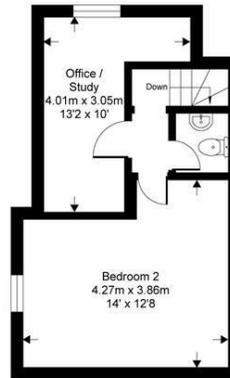
Approximate Gross Internal Area = 128.6 sq m / 1385 sq ft  
 Approximate Garage Internal Area = 10.4 sq m / 112 sq ft  
 Approximate Total Internal Area = 139 sq m / 1497 sq ft



Ground Floor



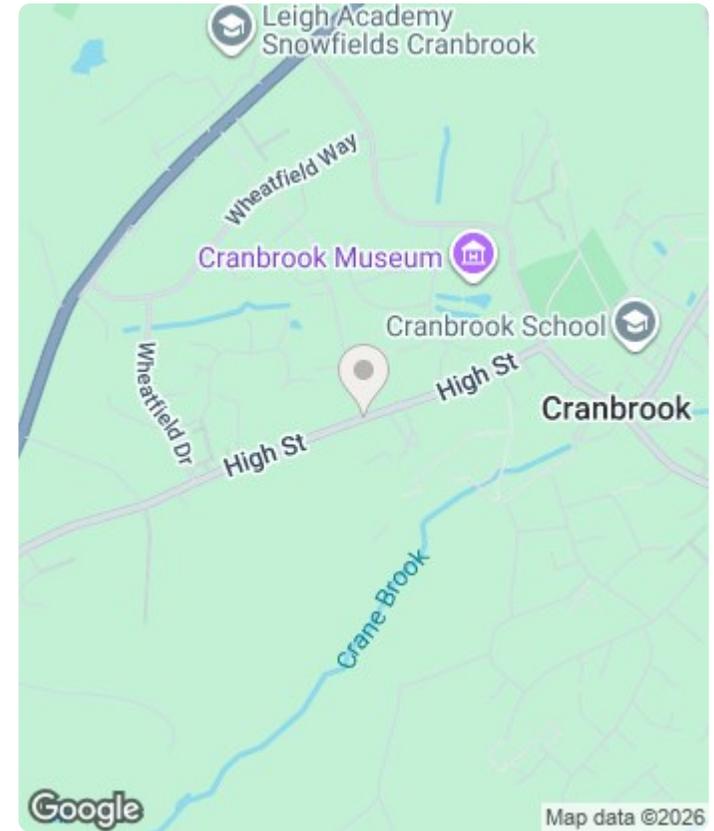
First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 48                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  | 35                      |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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