



'Our Focus Determines Your Reality'

SYCAMORE HOUSE and BIRCH HOUSE
Waterloo Road
Cranbrook
Kent
TN17 3JQ



O.I.E.O. £695,000

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

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Enclosed Garden * Off-Road Parking * EV Charging Point

ROWAN HOUSE
Waterloo Road
Cranbrook
Kent
TN17 3JQ



O.I.E.O. £745,000

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

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Enclosed Garden * Off-Road Parking * EV Charging Point



NEWLY BUILT FAMILY HOME

Three, more or less identical, new build family homes are available within an exclusive development of five properties. The two semis are a mirror image. All three span three floors and have been completed to a high standard. Each property benefits from an enclosed garden, terrace, and garden store, as well as off-road parking and an e.v. charger, and is within a short walk of the town centre and the well-regarded Cranbrook School.

The accommodation consists of an entrance hall, sitting/dining room with tri-fold doors opening onto a terrace, a kitchen/breakfast room, and a cloakroom completing the ground floor.

On the first floor there are two double bedrooms, a further spacious single bedroom and a family bathroom.

Stairs lead to the second floor principal bedroom with walk-in wardrobe and ensuite bath and shower room

Outside, there is brick-laid off-road parking with an e.v. charging point. A gate opens into the enclosed blank canvass of a garden to the rear, with paved terrace and garden store.



CRANBROOK

Cranbrook is 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 together with the local primary school. 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.



ROWAN HOUSE AND BIRCH HOUSE



TOTAL APPROXIMATE INTERNAL FLOOR AREA (BY ROOMS) (SQUARE METERS)
 This information is given for the square footage of the property for the floor shown in the actual plan only.
 (Does not include the area of the roof or the area of the ground floor.)
 Please note that the figures are given in square meters and are not intended to be used for any other purpose.
 The area is for illustrative purposes only and should not be used as a basis for any other calculation.
 The actual area may vary slightly from the figures given.
 (See also the floor plan.)

SYCAMORE HOUSE



TOTAL APPROXIMATE INTERNAL FLOOR AREA (BY ROOMS) (SQUARE METERS)
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SERVICES

Mains electricity, water and drainage. Air source heat pump, electric radiators and underfloor, 7.4KW Fast Smart EV Charging

Tunbridge Wells Borough Council - Council Tax Band tbc

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.

DIRECTIONS

With our Office in Cranbrook on the right, continue down Stone Street following the road around to the left onto Waterloo Road, continue passing Cranbrook School on the left, there are several speed bumps, the turning into the development is on the right-hand side just before the traffic calming width restriction, at the top of the drive the properties are to the right.



WATERLOO ROAD SITE, TN17 3JQ

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