



LARCH HOUSE
Angley Road, Cranbrook, Kent



A FANTASTIC NEWLY CONSTRUCTED HOUSE OFFERING UNIQUE AND ENERGY EFFICIENT ACCOMMODATION, IN A SOUGHT-AFTER LOCATION ONLY A MILE FROM CRANBROOK SCHOOL.

Cranbrook 0.2 mile. Goudhurst 4 miles. Staplehurst 6.2 miles (London Bridge from 52 minutes). Marden 7.8 miles (London Bridge from 49 minutes). Tenterden 9.6 miles. Tunbridge Wells 14.5 miles. Ashford 18.5 miles (London St Pancras from 46 minutes). London 50 miles. (All times and distances approximate)

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Tenure: Freehold

Services: Mains water and electricity. Air source heat pump/wet underfloor heating system.

Mains drainage. EV charging point.

Local Authority: Tunbridge Wells Borough Council, Tel. 01892 526121.

Council Tax: t.b.a.

SITUATION

The property is located in the heart of the charming Wealden town of Cranbrook and within the High Weald National Landscape Area. Cranbrook offers excellent shopping facilities as well as a sports centre. Comprehensive amenities are available at Tenterden, Tunbridge Wells, Maidstone and Ashford town centres. The property lies within the Cranbrook School catchment area (less than a mile away) and Dulwich Preparatory School is just 2 miles away. Other well-regarded schools in the area include St Ronan's at Hawkhurst, Benenden School, Tonbridge and Sevenoaks public schools. For commuters, Staplehurst and Marden stations provide services to London Bridge/Charing Cross/Cannon Street.

THE PROPERTY

Larch House is a fantastic, newly constructed detached house offering unique and contemporary accommodation in a sought-after location and only a mile from the popular Cranbrook School. The property boasts excellent energy efficiency credentials, as well as high specification fixtures and fittings and the benefit of an AWL Homeproof Warranty. Internally, the substantial family accommodation provides wonderful open-plan reception space as well as three ground floor bedrooms, all with beautifully appointed en suite bath/shower rooms. The bespoke modern kitchen includes a range of fitted cupboards with integrated Miele appliances, a central island with breakfast bar and space for a dining table. This leads on to the impressive double aspect drawing room with part-vaulted ceiling and bi-fold doors opening out to the wraparound terrace and gardens creating the perfect space for entertaining. From the drawing room, stairs lead up to a mezzanine area, ideal for a variety of uses such as a sitting area, study or office. On the first floor there is a further spacious bedroom with a walk-in wardrobe and beautiful en suite bathroom. Outside, the house is approached over a driveway leading to the house, parking area and garage which has an integral door into the house. The low maintenance south-facing garden includes two terraces and lawned areas.



SPECIFICATIONS

Kitchen:

- Miele induction hob with built in extraction
- Miele oven and microwave oven
- Miele integrated dishwasher
- Built-in American fridge/freezer
- 4 in 1 boiling tap
- Sommelier full height wine fridge
- Soft close drawers
- LED lighting above worktop
- 20mm Quartz worktops throughout

Bathrooms:

- Terrazzo cloakroom flooring
- Illuminated mirrors to bathrooms
- Grohe rimless wall hung w.c.'s
- Stone resin shower trays
- Italian porcelain and stone to bathrooms

General:

- Automated garage door
- Ceiling speakers to kitchen/living/family areas
- Surround sound to living room
- Video doorbell
- Multi-media outlets at low and high levels with varying configurations including twin coax for Sky TV connection, Cat 6 for data
- Wireless alarm system with PIR motion sensors, door contacts, alarm keypad, alarm control panel, PIR sensor to garage
- Wood effect composite decking to terrace
- Italian porcelain tiles kitchen terrace
- Ample storage including boarded out loft storage



Approximate Gross Internal Area = 222.1 sq m / 2392 sq ft (Excluding Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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