



Peter
Buswell
Independent Family Estate Agents

Wheatfield Way, Cranbrook

🛏️ 4 🚿 2 🚗 2



This spacious and flexible home, set within mature wraparound gardens, offers an exceptional lifestyle opportunity with the added benefit of a self-contained annexe and generous off-road parking.

At the heart of the home is a recently fitted, high-specification kitchen/diner featuring sleek contemporary units and premium integrated appliances, ideal for both everyday cooking and entertaining. Generous proportions and triple-aspect natural light create a warm, welcoming atmosphere in the adjoining living room, which also features a fireplace with a gas wood-burner and direct access to the gardens. Throughout the ground floor the property has oak flooring.

Upstairs, three generous double bedrooms provide ample space for family or guests, all with excellent built-in storage. The main bedroom enjoys a private ensuite bathroom offering both a bath and separate walk-in shower. The remaining two bedrooms benefit from a stylishly appointed family shower-room.

The annexe, connected to the main home via a large entrance/utility area, provides a superb space for guests, work-from-home needs, or independent living. With its own spacious open-plan living area and a fully equipped kitchen with integrated appliances, it offers versatility and privacy while maintaining a strong connection to the main house.

Outside, the mature, lawned gardens wrap around the home, offering quiet spaces to relax, entertain, or garden. A timber double garage/workshop with power and light sits alongside extensive off-road parking, accessible from both the front and side of the property.





Total area: approx. 162.0 sq. metres (1743.9 sq. feet)

- DETACHED FOUR BEDROOM HOUSE
- WALKING DISTANCE TO CRANBROOK HIGH STREET
- WRAP AROUND SUNNY GARDENS
- OFF-ROAD PARKING TO THE FRONT AND REAR
- EPC RATING D
- ATTACHED ANNEX HOUSE
- MODERN KITCHEN/DINING ROOM
- GARAGE AND PARKING
- NO ONWARD CHAIN
- COUNCIL TAX BAND E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		