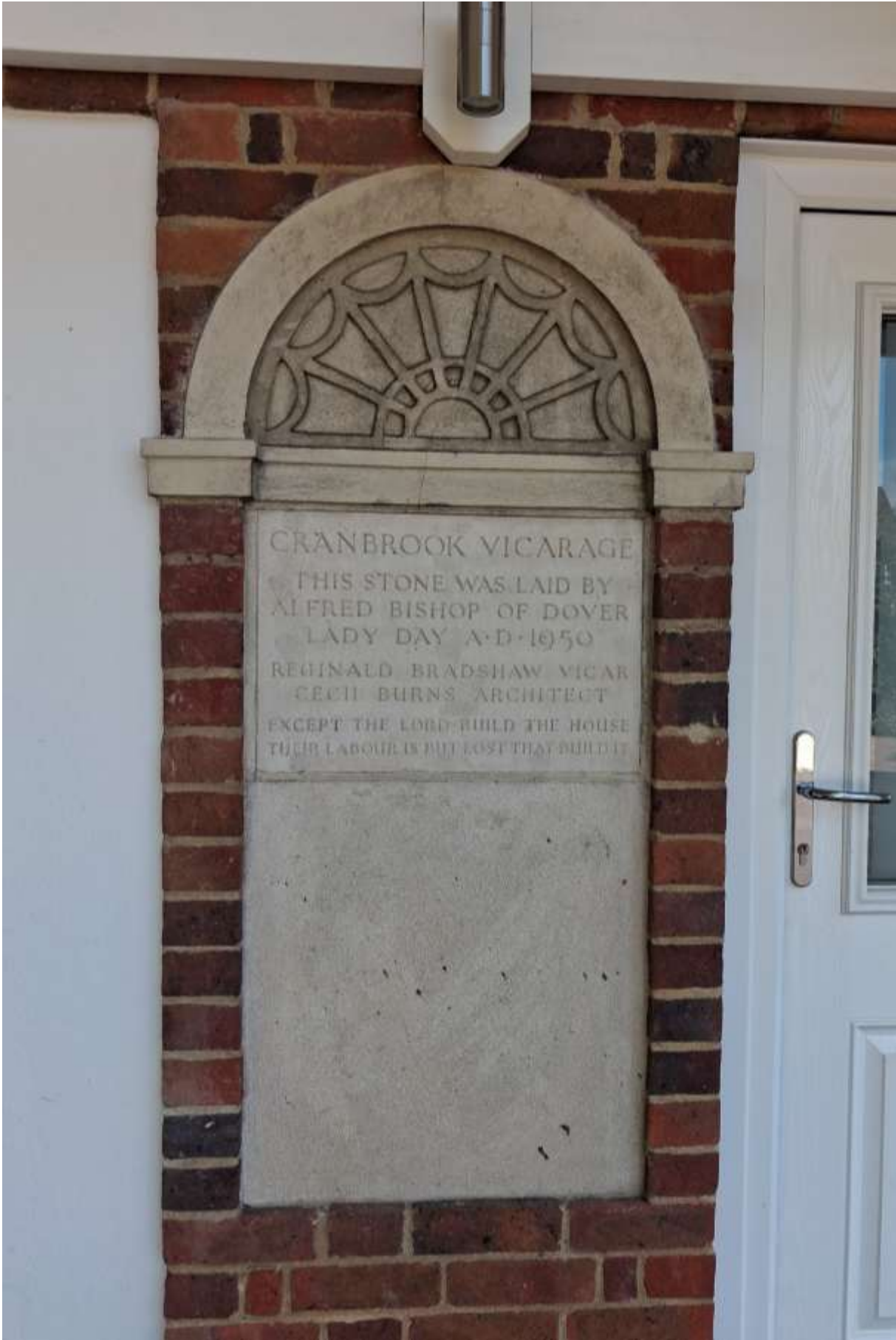




'Our Focus Determines Your Reality'



CRANBROOK VICARAGE

THIS STONE WAS LAID BY
ALFRED BISHOP OF DOVER
LADY DAY A.D. 1050

REGINALD BRADSHAW VICAR
CECIL BURNS ARCHITECT

EXCEPT THE LORD BUILD THE HOUSE
THEIR LABOUR IS BUT LOST THAT BUILD IT

Waterloo Road
Cranbrook
Kent
TN17 3JQ



Entrance Hall * Sitting Room * Study * Kitchen/Dining/Family Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Enclosed Garden * Off-Road Parking * EV Charging Point



LIGHT-FILLED DETACHED FAMILY HOME

One of an exclusive five property development in the sought-after Wealden Town of Cranbrook, the original vicarage has undergone a comprehensive remodel and refurbishment to provide a light-filled family home finished to a high standard. The property benefits from an enclosed garden with terrace enjoying countryside views, off-road parking and is within a short walk of the town centre and the well-regarded Cranbrook School.

The accommodation consists of an entrance hall, a sitting room with fireplace and log burning stove, a study, a striking light-filled triple aspect open-plan kitchen/dining/family room with tri-fold doors opening to a paved terrace, a utility room with door to outside and a cloakroom completing the ground floor.

The staircase leading up to the first floor creates quite a feature with the galleried landing leading to the double aspect principal bedroom with ensuite shower, a double aspect double bedroom, two further spacious bedrooms and family bathroom.

Outside the property benefits from off-road parking with access to an e.v. charging point. Next to the front door there is a plaque laid by the Bishop of Dover, dating the property to 1950. There is gated access to the garden to the rear which is a blank canvass although does benefit from a paved terrace and a Summerhouse.



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.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,847.15Q.FT.(SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroptx ©2026

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

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