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Angley Road, Cranbrook

4 3 2



Positioned in a quiet residential spot away from the main road, this beautifully designed newly built home offers over 2,400sq.ft. of liveable floorspace, contemporary living in a peaceful setting.

The property features four generously sized double bedrooms, including a principal suite with fitted wardrobes and a luxury en-suite shower room. Bedroom two also benefits from its own en-suite, while a stunning family bathroom with a freestanding tub serves the remaining rooms.

At the heart of the home is a stylish open-plan kitchen and dining area, complete with shaker-style units, gold fixtures, a butler sink, integrated appliances including a wine cooler, and bi-folding doors that open onto the landscaped rear garden. A practical utility/boot room with garden access sits just off the kitchen. The separate living room offers plush carpets and double doors for added privacy.

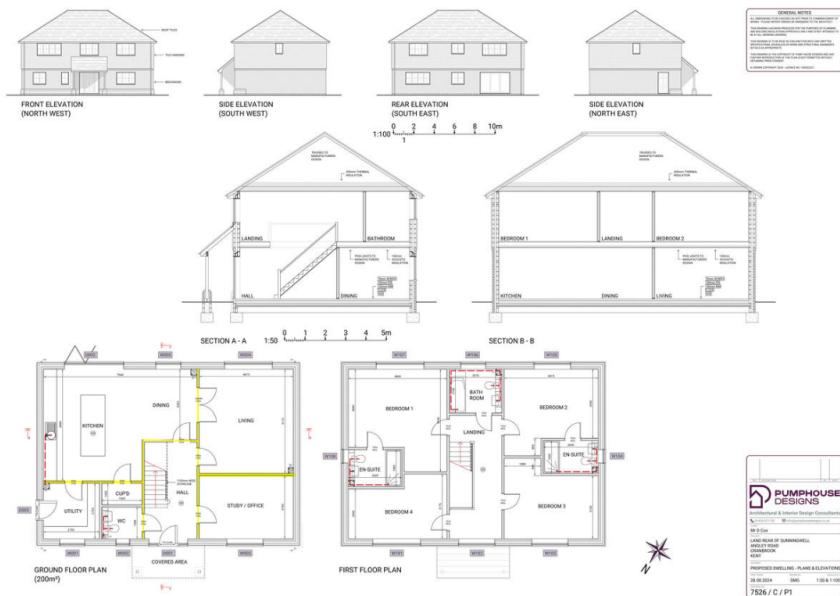
The ground floor also includes a spacious entrance hallway, a cloakroom, and a versatile reception room ideal as a study or playroom.

Externally, the home is approached via a private driveway providing ample off-road parking, a turning area, and a detached double garage with power, lighting, EV charging, and electric door. The wraparound garden has been thoughtfully landscaped with mature trees, planted borders, and a large stone patio—perfect for outdoor entertaining.

Energy-efficient features include an air source heat pump, underfloor heating across the ground floor with room-by-room thermostat control, and traditional radiators upstairs.

Finished to a high standard throughout, this exceptional family home offers a rare combination of style, space, and seclusion—while remaining within easy reach of sought-after schools and open green spaces.





- FOUR DOUBLE BEDROOM NEW BUILD
- OVER 2,400 SQ.FT. OF LIVEABLE FLOORSPACE
- WITHIN CLOSE DISTANCE OF CRANBROOK HIGH STREET
- WELL-PRESENTED ACCOMMODATION THROUGHOUT
- OFF-ROAD PARKING AND DOUBLE GARAGE
- REMAINDER OF A 10 YEAR WARRANTY
- AVAILABLE WITH NO ONWARD CHAIN
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING B
- COUNCIL TAX BAND TBC



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		