



Lambert & Foster



3 SHEAFE DRIVE

CRANBROOK | KENT | TN17 2PH

A unique opportunity: a detached three bedroom chalet style house, for updating and improvement and a single building plot - set within the existing south facing garden, with full planning consent granted for the construction of a detached two bedroom bungalow, circa 1074ft, all occupying a convenient location within the town. Cranbrook School catchment area.

Guide Price £595,000 for the whole

FREEHOLD





3 SHEAFE DRIVE CRANBROOK, KENT, TN17 2PH

A detached chalet style house, circa early 1960s, presenting rendered brick elevations, set with predominantly, aluminium framed, hardwood surround double glazing, beneath a pitched and half hipped concrete tiled roof. The well proportioned accommodation now offer scope for updating and improvement and is arranged over two floors, briefly comprising; entrance hall with stairs up to a cloakroom. Doors lead off to triple aspect, part obscured glazed, including sliding patio doors, L-shaped sitting room/dining room with stone fireplace housing a coal affect gas fire, study/bedroom three with aspect of front. The kitchen is fitted with now dated units, integrated appliances include eyelevel oven and four burner gas hob, space an electric point for upright fridge/freezer, space and plumbing for washing machine and dishwasher, aspect to rear overlooking the rear garden. Door to a side porch. A rise of stairs lead up to the first floor landing, with access to two double bedrooms with built-in wardrobe and under eaves storage. The bathroom is fitted with a coloured suite.

Outside, open access onto the drive leading up to an attached single garage with up and over door, timber double doors to rear. (Under the current planning the garage would be removed to make way for the drive to provide access the proposed bungalow). The front garden is laid to a gravel bed with established shrubs and hedging including fuchsias and roses.

The rear south facing garden is arranged over a gentle slope laid to lawn with paved patio, established shrubbery borders, all enclosed by hedging.

THE BUILDING PLOT

Full planning consent has been granted on 6th January 2026 by Tunbridge Wells Borough Council under application reference 25/02581/FULL for the construction of a detached two bedroom bungalow circa 1074ft². Access will be through the existing entrance to No.3 with the removal of the existing garage and side porch to make space for the drive. Information is available on request for pricings for a purpose-built bungalow by Scandiahus.



① Rear / East Elevation
1:100



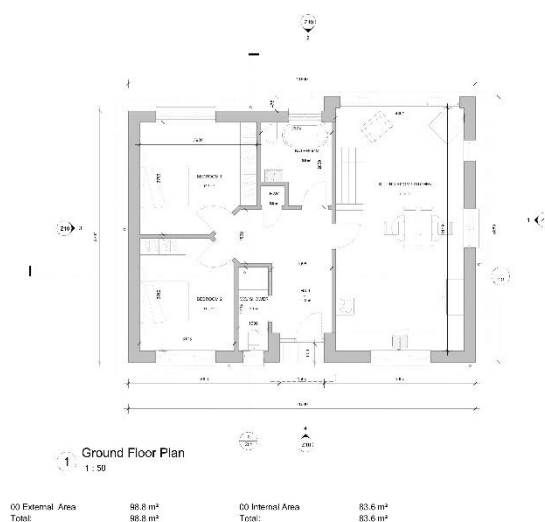
② Side Elevation - South East
1:100



③ Side Elevation - North East
1:100



④ Front Elevation - North West
1:100



VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: hammocks.downsize.digitally

TENURE: Freehold

SERVICES & UTILITIES: 3 SHEAFE DRIVE

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** D (66)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

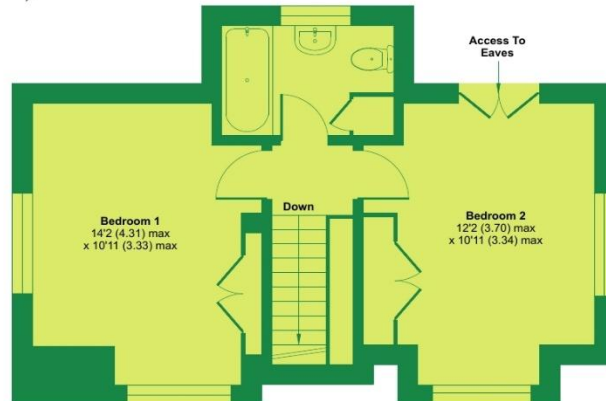
3 Sheafe Drive, Cranbrook, TN17

Approximate Area = 1178 sq ft / 109.4 sq m

Garage = 152 sq ft / 14.1 sq m

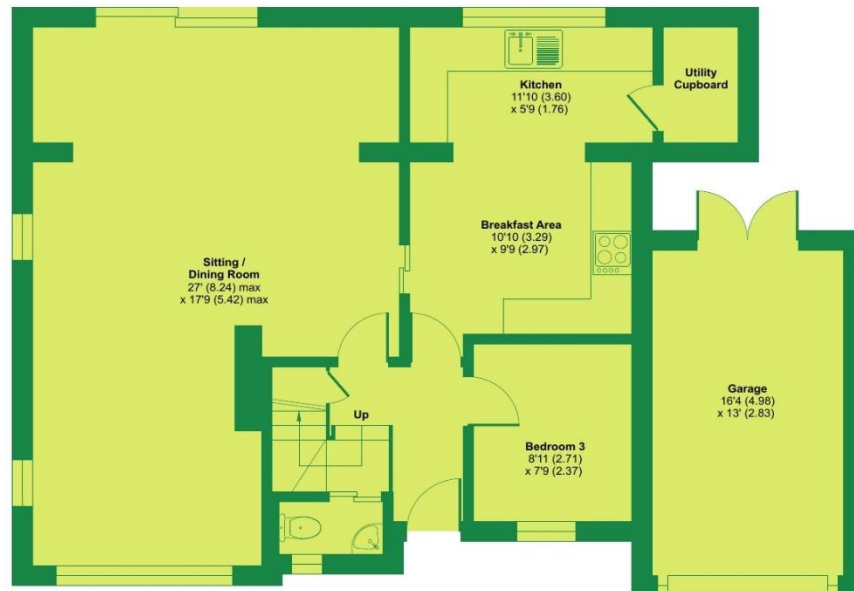
Total = 1330 sq ft / 123.5 sq m

For identification only - Not to scale



FIRST FLOOR

Current floorplan
for 3 Sheafe Drive



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1501919

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