



Lambert & Foster



ROSE COTTAGE

DOROTHY AVENUE | CRANBROOK | KENT | TN17 3AN

Set in a sought after cul de sac within a short walk of Cranbrook High Street is this 1478 sq ft link detached three double bedroom house, including a modern fitted kitchen, study, conservatory and a separate sitting/dining room, complemented by both a front and established rear garden with stunning views across the playing fields with drive leading to an integral garage. Cranbrook School catchment area.

Guide Price £570,000

FREEHOLD





ROSE COTTAGE

DOROTHY AVENUE, CRANBROOK, KENT, TN17 3AN

Rose Cottage is a well presented link detached family house presenting brick and tile hung elevations beneath a pitched tiled roof including dormer. The accommodation is arranged over two floors and comprises of; entrance hallway, cloakroom, modern fitted kitchen with Quartz worktops and integrated appliances including Neff oven and grill, utility room, study/family room, spacious 20'11 living/dining room with feature woodburning stove and conservatory enjoying garden views. Arranged over the first floor landing are three double bedrooms including a main bedroom with built in wardrobes and en suite shower room. Bedroom three enjoys fantastic views across the playing fields and towards the windmill. A family bathroom completes the rooms on the first floor.

Outside, a driveway provides parking for two/three vehicles with EV charging point and leads to an integral single garage. The rear garden is a particular fine feature, laid predominantly to lawn with patio area, decked seating area with pergola and garden shed. The garden enjoys fabulous views across Rammell field.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.



- **Link detached family house**
- **Three double bedrooms (main includes en suite shower room)**
- **Open plan living/dining room**
- **Modern fitted kitchen**
- **Study, utility and cloakroom**

- **Conservatory**
- **Pretty front and rear gardens**
- **Enjoying views across Rammell playing field**
- **Driveway and integral single garage**
- **Cranbrook School catchment area**

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

WHAT3WORDS: pumpkin.drones.tinny

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** C (73)

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.

Rose Cottage, Dorothy Avenue, Cranbrook, TN17 3AN

Approximate Area = 1313 sq ft / 121.9 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1478 sq ft / 137.2 sq m
 For identification only - Not to scale



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: 1432271

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