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Independent Family Estate Agents

Course Horn Lane, Cranbrook

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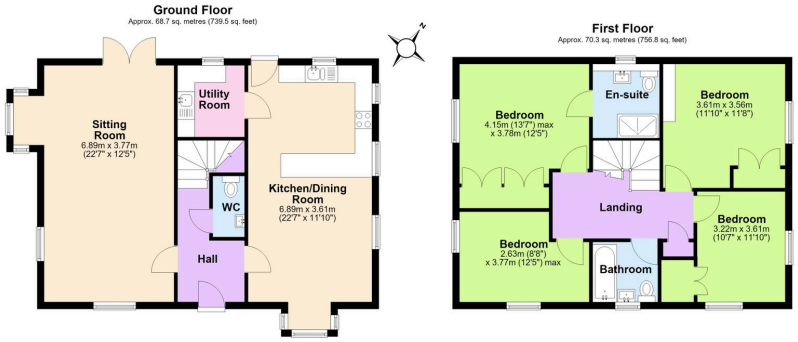




Situated within a rural setting on the outskirts of Cranbrook, this beautifully presented modern four-bedroom detached house, built in 2021, offers contemporary living with the remainder of a 10-year ICW structural warranty. Step inside to a welcoming entrance hall with doors that lead to the spacious kitchen/diner featuring a Travertine tiled floor with underfloor heating, a light and generous living room, and convenient cloakroom. Stairs ascend to the first floor. The heart of this home is the triple-aspect kitchen/diner, boasting modern fitted wall and base units, a practical breakfast bar, and high-end integrated appliances including an AEG oven, induction hob, and dishwasher. There is ample space for a family dining table and a freestanding fridge/freezer. A convenient utility room, with a window to the rear, offers built-in units, space for an undercounter washing machine & tumble dryer, and houses the boiler, with access to an understairs storage space. The inviting living room is triple aspect, with windows to the front and side and French doors opening to the rear garden. This carpeted space also benefits from underfloor heating. Upstairs, you will find four well-proportioned bedrooms. Bedroom one is a comfortable double bedroom with bespoke oak veneer built-in wardrobes and a double glazed window to the side, benefiting from an en-suite with a walk-in shower, wash hand basin, back-to-wall WC, and tiled flooring and splashback. Bedroom two and three are also double bedrooms with bespoke built-in wardrobes and shelving. The fourth bedroom is a double with dual aspect windows to the side and front. The family bathroom features a panelled bath, wash hand basin, back-to-wall WC, and tiled floor and splashback. Externally, the property boasts beautifully landscaped wrap-around gardens. The area directly to the rear is primarily laid to lawn with flower borders and a patio seating area accessible from the living room, complete with a motorised sun-awning. To the rear of the car barn, there is a lockable shed as well as a potting shed, while an attractive wall boundary with a gate opens on to a kitchen garden. This, in turn, leads to a nature garden featuring a pond and water feature, creating a serene outdoor escape. To the side of the property, an oak-framed car barn and driveway provide ample off-road parking for several vehicles, along with an electric car charging point.







Total area: approx. 139.0 sq. metres (1496.3 sq. feet)

- A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- SPACIOUS KITCHEN/DINER WITH HIGH END INTEGRATED APPLIANCES
- LANDSCAPED WRAP AROUND GARDENS
- BUILT IN 2021 BY PROGRESSIVE DEVELOPER LTD
- EPC RATING B
- RURAL LOCATION ON THE OUTSKIRTS OF CRANBROOK
- FAMILY BATHROOM & ENSUITE TO BEDROOM ONE
- CAR BARN AND OFF ROAD PARKING
- REMAINDER OF A 10 YEAR ICW STRUCTURAL WARRANTY
- COUNCIL TAX BAND F



