



‘Our Focus Determines Your Reality’



Hartley Road
Cranbrook
Kent
TN17 3QP



Entrance Hall * Sitting Room * Utility Room * Cloakroom
Open Plan Kitchen/Dining Room/Family Room

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Enclosed Garden * Integral Garage * Off Road Parking



DETACHED PROPERTY IN CONVENIENT LOCATION

Built in the 1920's with later additions, the light, spacious accommodation provides a comfortable detached family home. The kitchen/dining/family room is a particular feature with tri-fold doors opening onto the delightful garden and creating an ideal space to enjoy the outside.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, sitting room with fireplace, stunning open plan fully fitted kitchen/dining /family room, utility and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower and bathroom, three further bedrooms and a family bathroom.

Outside there is a drive providing ample off road parking and leading to the integral garage. To the rear of the property is an attractive enclosed garden with paved terrace and steps leading to an area of lawn with mature planting, a garden store and greenhouse. The garden adjoins open farmland.

Within walking distance of the centre of the much sought after Wealden town of Cranbrook and its many amenities including the Cranbrook School and yet minutes from rural country walks, this attractive property is perfect for dipping a toe into country life.



CRANBROOK

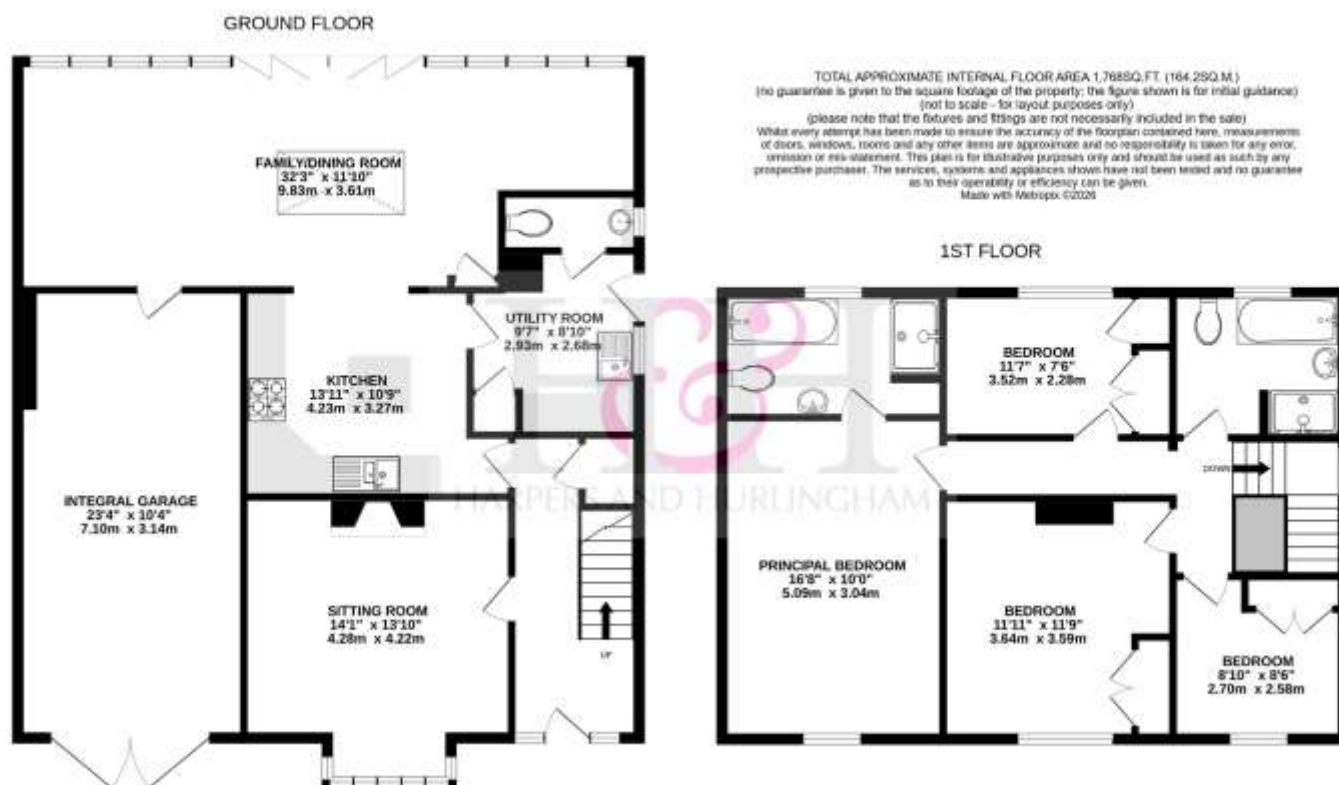
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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.





SERVICES

All mains services connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

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.



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