



'Our Focus Determines Your Reality'



Waterloo Road
Cranbrook
Kent
TN17 3JQ



Entrance Hall * Open-Plan Kitchen/Dining/Sitting Room
Pantry * Cloakroom

Principal Bedroom with Ensuite
Two Further Double Bedrooms * Family Bathroom

Enclosed Garden * Off-Road Parking * EV Charging Point



TUCKED AWAY NEWLY BUILT DETACHED FAMILY HOME

One of an exclusive five property development in the sought-after Wealden Town of Cranbrook, this striking detached family home is tucked away on the edge of the development. The open-plan layout and use of the tri-fold doors create a spacious, airy ambiance completed to a high specification. The property benefits from an enclosed garden with terrace, a garden store, off-road parking and is within a short walk of the town centre and the well-regarded Cranbrook School.

The accommodation consists of an entrance hall, an open-plan kitchen/dining/sitting room, the sitting area is double aspect with tri-fold doors opening onto a terrace and a fireplace with log burning stove, whilst the kitchen/dining area is again double aspect with two sets of tri-fold doors and a pantry, a cloakroom completes the ground floor.

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

Outside, there is brick-laid off-road parking with an e.v. charging point. A gate opens into the enclosed blank canvass of a garden to the rear, with paved terrace, garden store and established tree and hedge border.



CRANBROOK

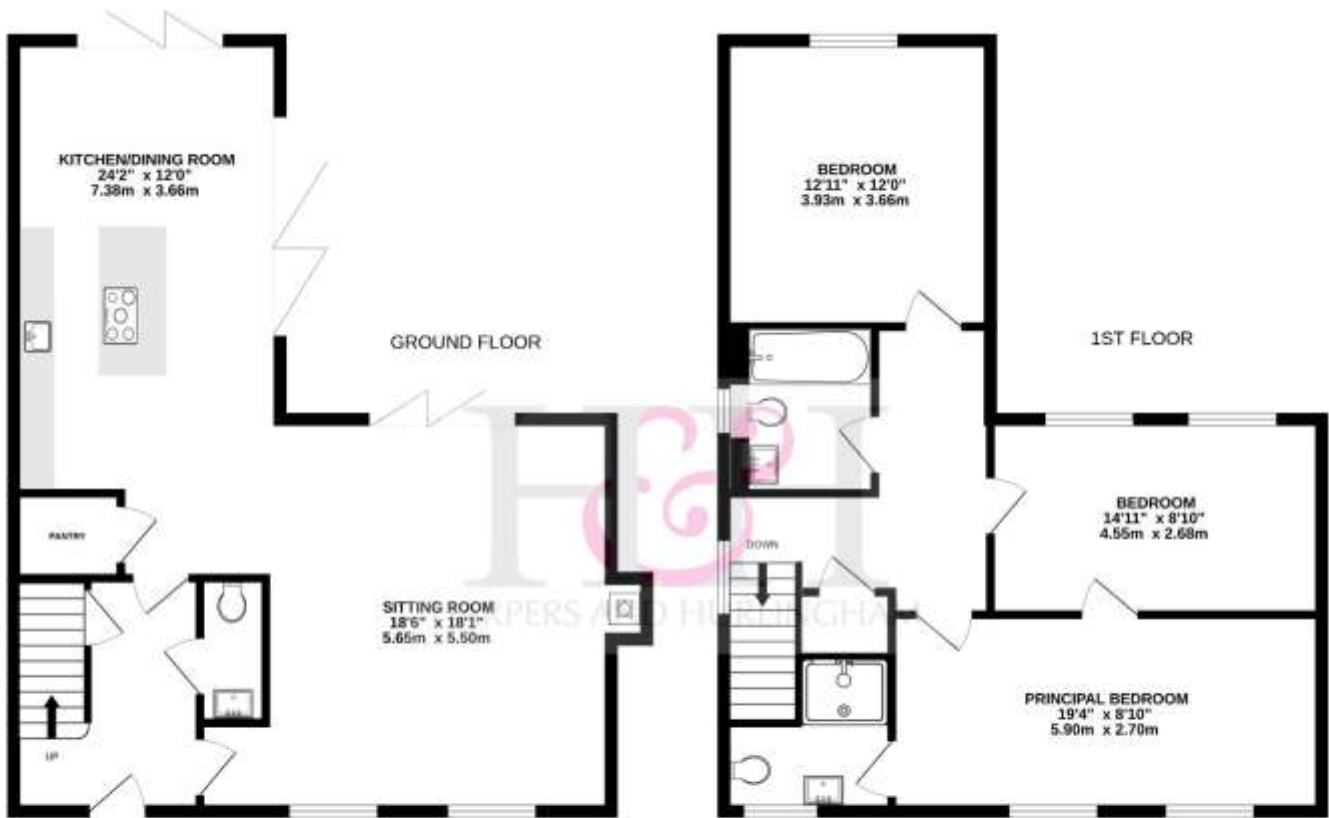
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





TOTAL APPROXIMATE INTERNAL FLOOR AREA (1,401.5SQ.FT, 130.2SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2025



SERVICES

Mains electricity, water and drainage. Air source heat pump, electric radiators and underfloor, 7.4KW Fast Smart EV Charging

Tunbridge Wells Borough Council - Council Tax Band tbc

EPC Rating: C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com