



'Our Focus Determines Your Reality'



Dorothy Avenue
Cranbrook
Kent
TN17 3AY



Entrance Hall * Sitting Room * Kitchen/Dining Room
Utility Room * Shower Room

Principal Bedroom * Three Further Bedrooms
Family Bathroom

Attractive Enclosed Garden * Integral Garage * Off-Road Parking



ATTRACTIVE DETACHED FAMILY HOME

Situated on the edge of the Wealden town of Cranbrook, on a sought after no through road, this attractive detached family home is within walking distance of the town centre, local amenities and the renowned Cranbrook School.

The accommodation consists of an entrance hall, a double aspect sitting room with fireplace and doors to the garden, a double aspect kitchen/dining room with also doors to the garden, a utility room, again with a door to the garden.

On the first floor there is a principal bedroom, two further doubles and a good size single and a family bathroom.

The driveway leads to the integral garage and provides off road parking. The attractive garden to the front is approached through a wrought iron gate and is bordered by a Yew hedge. Wrapping around the property, the gardens are laid to lawn with a paved terrace and pergola, mature trees and well-established flower and shrub beds.



CRANBROOK

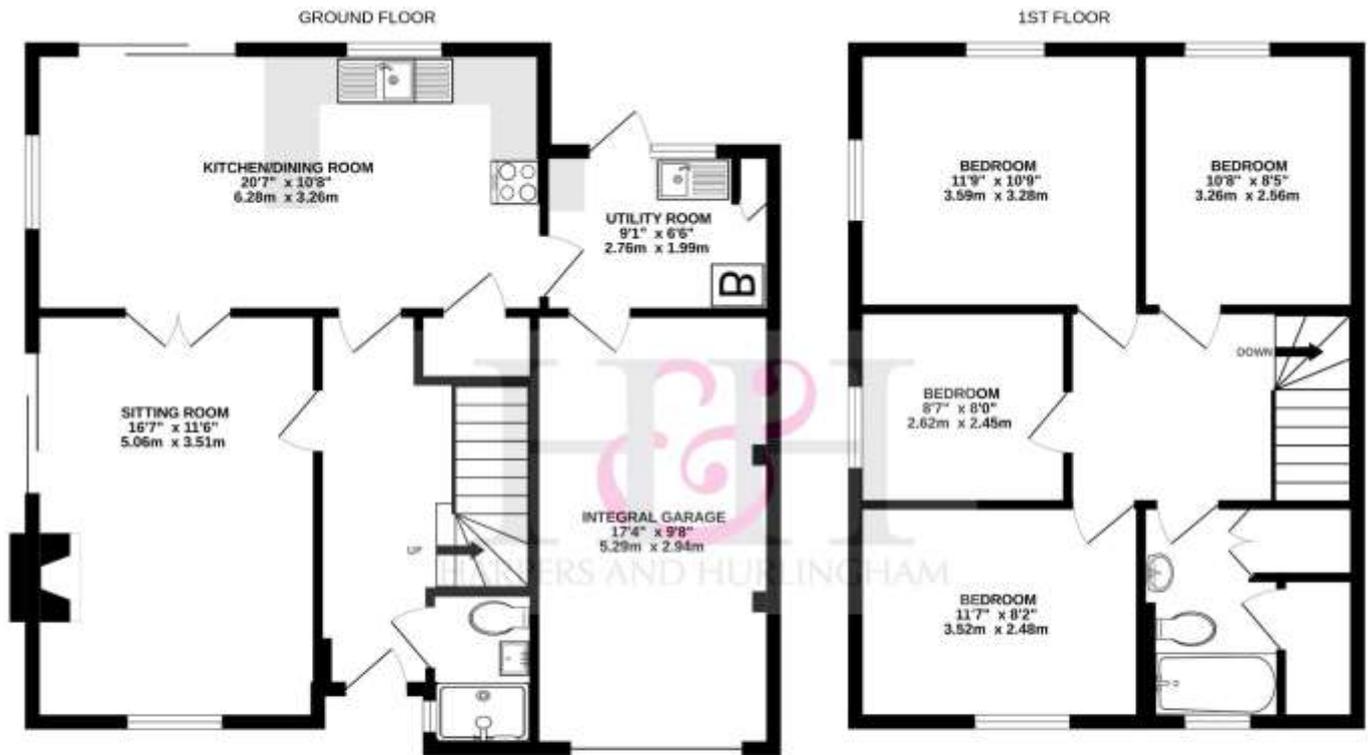
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep 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 (excluding Garage) 1,129.1SQ.FT. (104.98SQ.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.
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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: E

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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