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## Park Lane, Cranbrook

5 3 3



## Main Description

Situated on the outskirts of Cranbrook, this charming Grade II listed detached farmhouse offers a harmonious blend of historical character and modern living, set within extensive private gardens. Accessed via a secure gated driveway, the property opens into a welcoming entrance. The large living room is a true feature, boasting an impressive inglenook fireplace with a warming woodburning stove, complemented by exposed ceiling and timber beams. From here, glazed timber framed double doors lead into a magnificent oak timber framed orangery, with a vaulted ceiling and windows to the front and rear, offering seamless access to the terrace and garden. The dining room, also featuring an inglenook fireplace with a bressummer beam, provides an inviting space for entertaining, leading off from the dining room the modern fitted kitchen is equipped with a white suite, black quartz worktop, built-in gas range cooker and a Bosch microwave oven, an integrated dishwasher, and a built-in fridge/freezer. An inset butler sink with garden views all beneath a vaulted cat slide roof with exposed timber beams, and a characterful timber door leading to the cellar add to its appeal. A convenient utility room and a cloakroom complete the ground floor, alongside a dedicated office space for those working from home. The accommodation is thoughtfully arranged over three floors. On the first floor the principal bedroom, benefiting from a dual aspect, features exposed ceiling timber beams and an en-suite shower room. A second double bedroom also includes an en-suite shower, a further bedroom with built in wardrobes. On the top floor two very spacious doubles with some limited head height, provide versatile living options. A family bathroom on the first floor serves the remaining bedrooms. Outside, the property is approached by a gated driveway leading to a double garage. The beautiful, private garden is a true oasis, featuring a raised terrace directly to the rear of the property perfect for al fresco dining with steps down to a lawned area, a detached twin open-fronted barn, and a sunken swimming pool. The hedge-enclosed garden also includes a kitchen garden, offering space for outdoor enjoyment. Presented with no onward chain, this delightful farmhouse combines rural charm with convenient access to local amenities and is positioned within the Cranbrook School Catchment Area.





- DETACHED FIVE BEDROOM GRADE II LISTED FARMHOUSE
- BEDGEBURY FOREST A SHORT WALK AWAY
- OPEN DAY - SATURDAY 18TH JULY (by appointment only)
- FAMILY BATHROOM & TWO ENSUITES
- GATED DRIVEWAY WITH A DOUBLE GARAGE
- LARGE GARDEN WITH SWIMMING POOL & TWIN OPEN FRONT BARN
- AVAILABLE WITH NO ONWARD CHAIN
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING N/A
- COUNCIL TAX BAND G

