

CRANBROOK KENT





FREIGHT LANE, CRANBROOK, KENT TN17 3PF

Impressive Detached Victorian Family Home
in an Area of Outstanding Natural Beauty

Entrance Hall * Drawing Room * Kitchen/Dining/Family Room
Utility Room * Cloakroom

First Floor Master Bedroom with Ensuite Bathroom
Four Further Bedrooms * Family Bath and Shower Room

Second Floor Guest Room with Ensuite Bathroom
Study/Bedroom

Gardens and Grounds approx. 3.4 Acres (tbv)
Garage * Garden Store * Three Stables and Tack Room

Cranbrook School Catchment Area

Harpers and Hurlingham

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Situated in an area of outstanding natural beauty and backing onto the Crane Valley Nature Reserve, this impressive, detached, Victorian family home with high ceilings provides light and airy accommodation set within approximately 3.4 acres (tbv) and enjoys a tucked away location within walking distance of the centre of the sought after Wealden town of Cranbrook.

Presented in immaculate order throughout the accommodation consists of an entrance hall leading into a stunning triple aspect kitchen/dining/family room with doors to the garden, a double aspect dining room with fireplace and window seating, utility room and cloakroom on the ground floor where there is wooden flooring throughout.

On the first floor there is a double aspect master bedroom with ensuite bathroom and views over the garden and grounds, four further bedrooms two of which have built in storage, a spacious landing with ample built in storage and a family bath and shower room.

On the second floor there is a guest bedroom with ensuite bathroom and a study/bedroom.

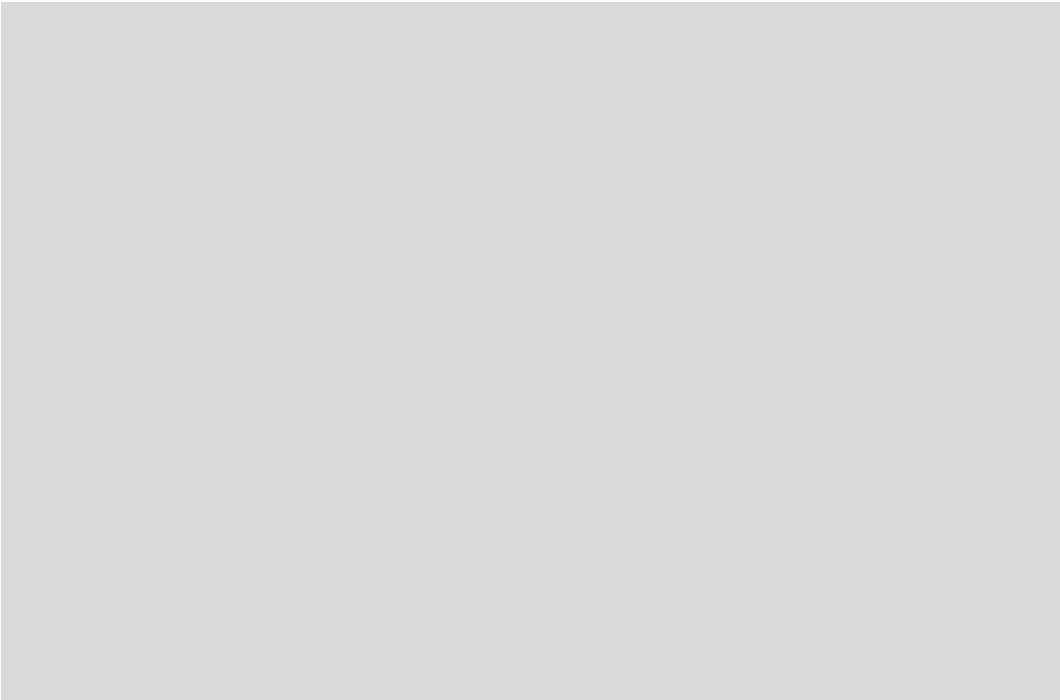
Outside there are two driveways servicing the property, one leads to the garage and front door and second leads to the garden store and onto the stable block via electric gates. The garden is laid to lawn with a paved terrace and is enclosed by an established hedge. The grounds adjoin the garden and currently incorporate a chicken run.



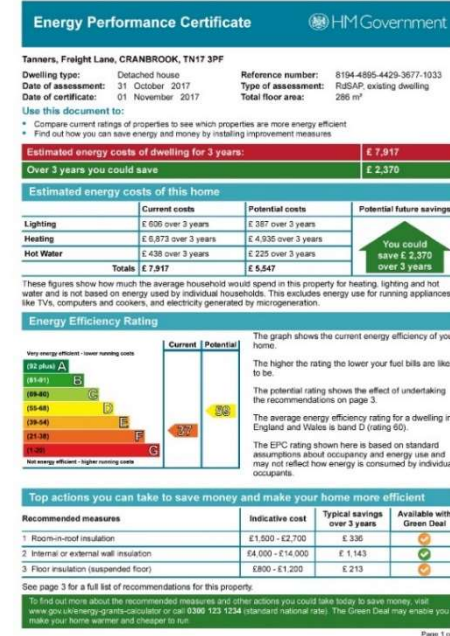
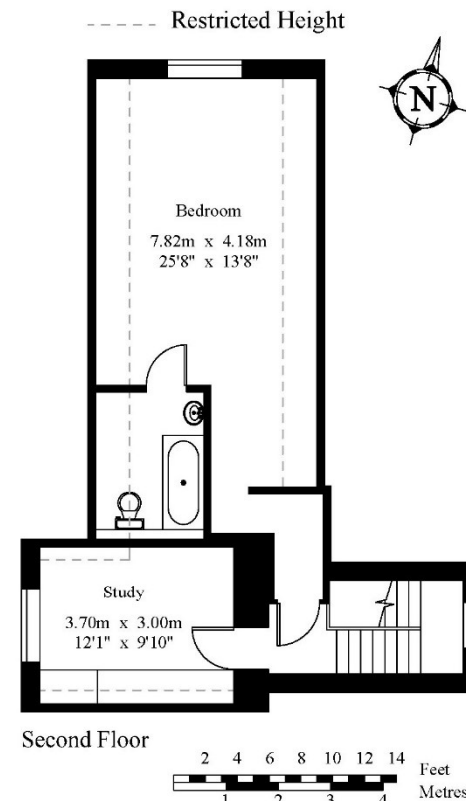
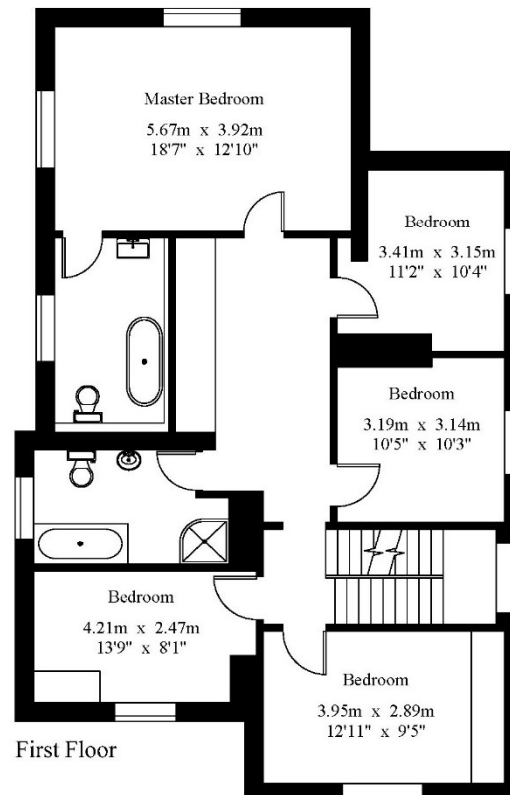
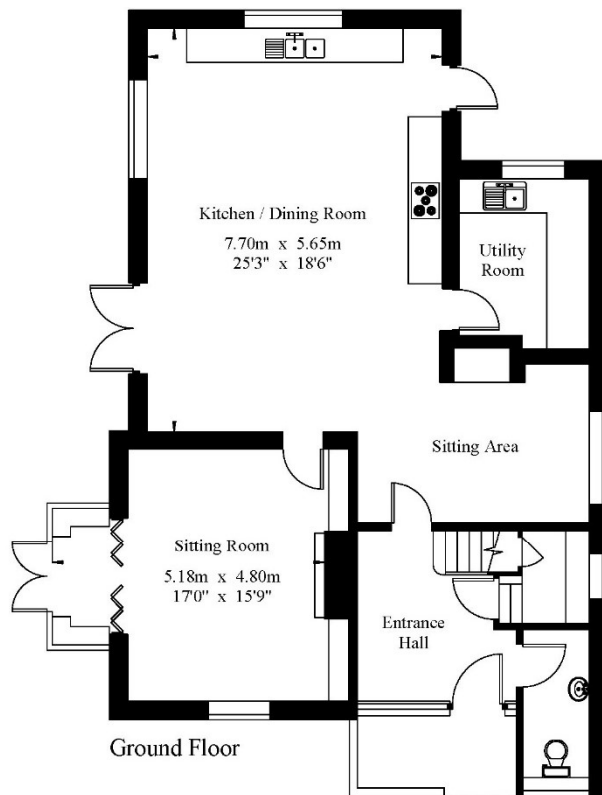
The property is located within walking distance of the centre of Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th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

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, High Weald Academy 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.



House - Gross Internal Area : 277.1 sq.m (2982 sq.ft.)



SERVICES

Mains electricity and water. Oil fired central heating.

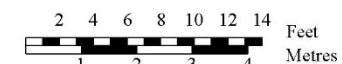
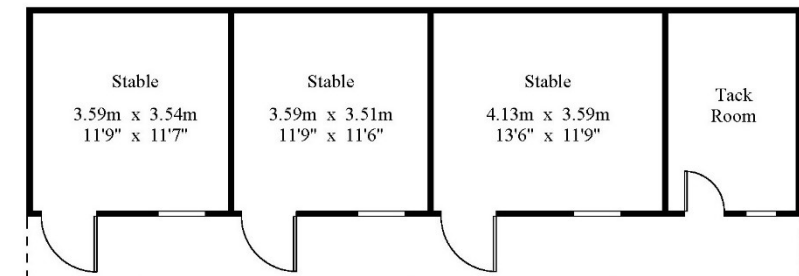
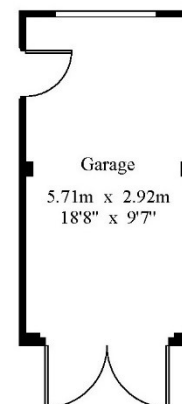
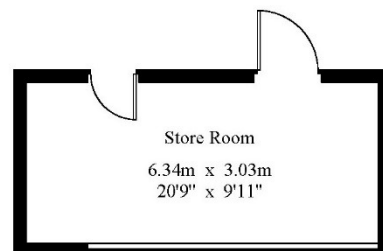
Tunbridge Wells Borough Council - Council Tax Band F

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

Store Room - Gross Internal Area : 19.2 sq.m (206 sq.ft.)

Garage - Gross Internal Area : 16.9 sq.m (181 sq.ft.)

Stables - Gross Internal Area : 49.5 sq.m (532 sq.ft.)



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