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

The Corner House Stone Street Cranbrook Kent TN17 3HE

Tel: 01580 715400 enquiries@harpersandhurlingham.com www.harpersandhurlingham.com











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.

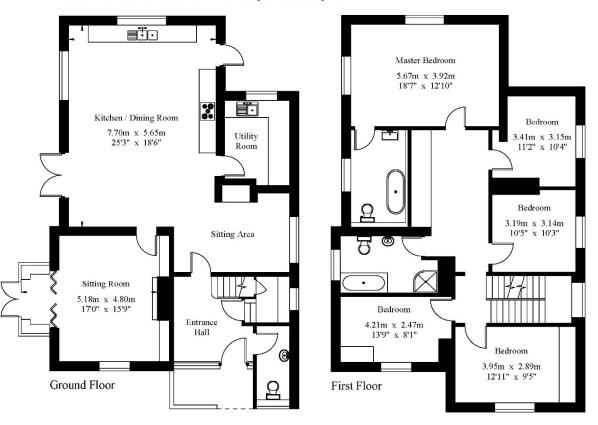
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.

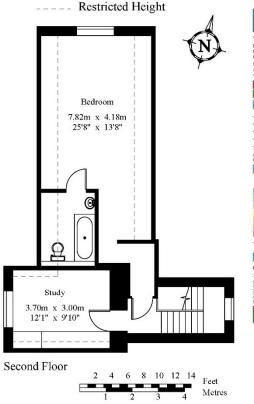






House - Gross Internal Area: 277.1 sq.m (2982 sq.ft.)





Energy Performance Certificate

HM Government

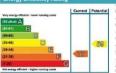
Tanners, Freight Lane, CRANBROOK, TN17 3PF

Dwelling type: Detached house
Date of assessment: 31 October 2017
Date of certificate: 01 November 2017

Compare current ratings of properties to see which properties are more energy efficient
 Find out how you can save energy and money by installing improvement measures.

iver 3 years you could save			£ 2,370
stimated energy costs of this home			
	Current costs	Potential costs	Potential future sav
ghting	£ 606 over 3 years	£ 387 over 3 years	
ating	£ 6,873 over 3 years	£ 4,935 over 3 years	You could
ot Water	£ 438 over 3 years	£ 225 over 3 years	save £ 2.370

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliant like TVs, computers and cookers, and electricity generated by microgenerate.



The higher the rating the lower your fuel bills are like

The EPC rating shown here is based on standa assumptions about occupancy and energy use may not reflect how energy is consumed by indi-

£1.500 - £2.700 £.336 FA 000 - F14 000 £ 1 143 3 Floor insulation (suspended floor) £800 - £1 200

ee page 3 for a full list of recommendations for this p

For Identification Purposes Only. @ 2017 Trueplan (UK) Limited (01892) 614 881

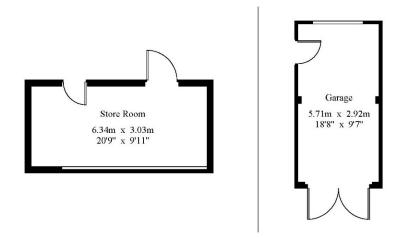
SERVICES

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.)







For Identification Purposes Only. © 2017 Trueplan (UK) Limited (01892) 614 881

