

RURAL CRANBROOK, KENT





TRENLEY LANE, HAWKHURST, KENT TN18 5AH

Grade II Listed Farmhouse

Drawing Room * Snug * Kitchen/Breakfast/Family Room
Utility/Boot Room * Cloakroom

Master Bedroom with Ensuite * Guest Bedroom with Ensuite
Two Further Bedrooms * Family Bathroom

Bedroom * Permission for additional Bedroom and Bathroom

Gardens and Grounds Approx. 7.6 Acres * Stables * Barn * Garaging
Permission for Manege

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Ideally located in the tranquil hamlet of Trenley, this Grade II Listed farmhouse is situated down a private drive with direct access to Bedgebury Forest.

Whilst retaining the character and charm of a property of this period, the recently refurbished accommodation consists of a double aspect drawing room with an impressive inglenook fireplace, snug with inglenook fireplace, boot room/utility room, cloakroom and stunning triple aspect kitchen/breakfast/family room with state of the art Aga and doors to a large terrace overlooking the gardens and land.

On the first floor there is a master bedroom with ensuite shower room, a guest bedroom with ensuite shower room, two further bedrooms and a family bathroom. On the second floor there is a bedroom with permission to create a further bedroom and a bathroom.

Outside the gardens wrap around the property, are laid to lawn with flower and shrub beds. A path leads from the elevated parking area to the front door and around to the paved terrace which is ideal for outside entertaining and provides views over the adjoining paddocks. Brick steps lead from the garden to the concreted yard which consists of three/four stables, a hay barn and a double garage with log store, all of which have been built in 2015 to a high specification. Within the yard there is ample parking for a trailer or lorry. The paddocks amount to approximately 4.7 acres with an addition 2.9 acres of bluebell woodland with a pond.

Planning permission is also in place for the addition of a manege.

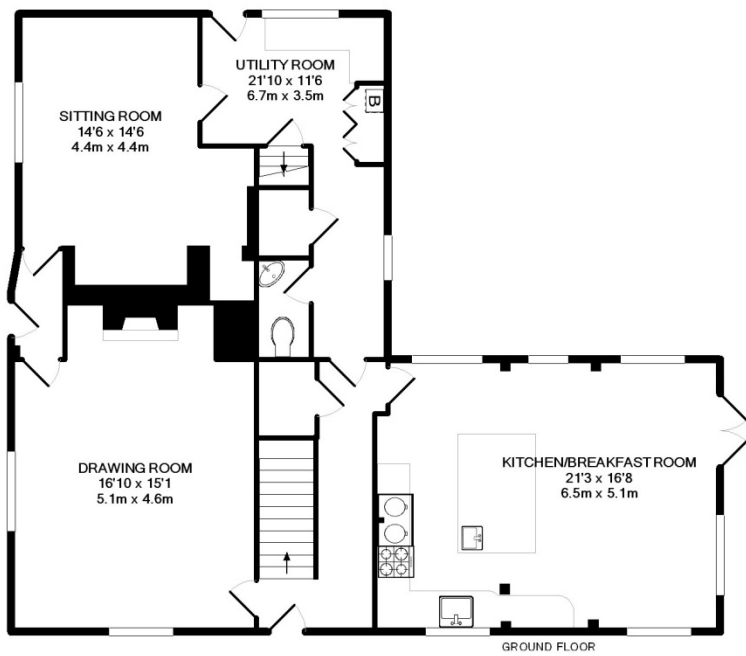
This stunning property benefits from being within walking or riding distance of Bedgebury Forest and is also located within the much sought after Cranbrook School Catchment Area.



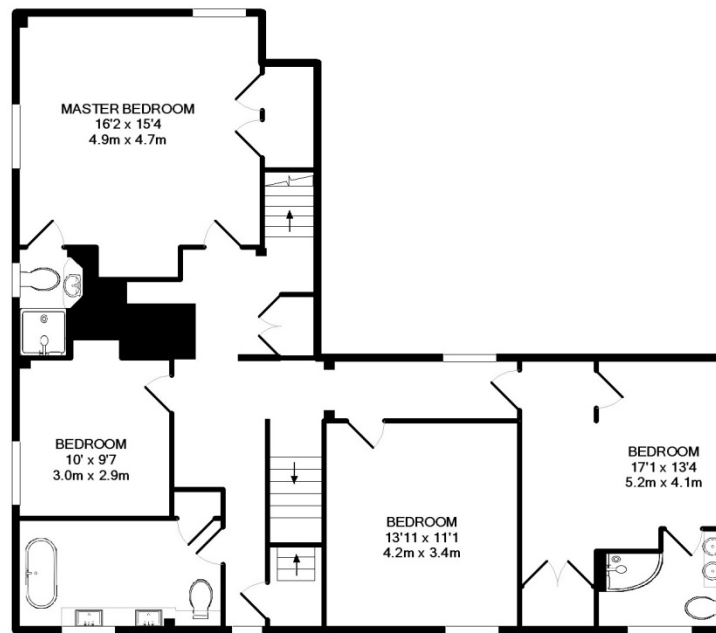
The farmhouse is located between Hawkhurst and the sought after town of Cranbrook with its eclectic mix of shops, cafe's, restaurants, boutiques etc., the town is dominated by the stone church known locally as "The Cathedral of the Weald".

There are a variety of social clubs offering a range of interesting activities.

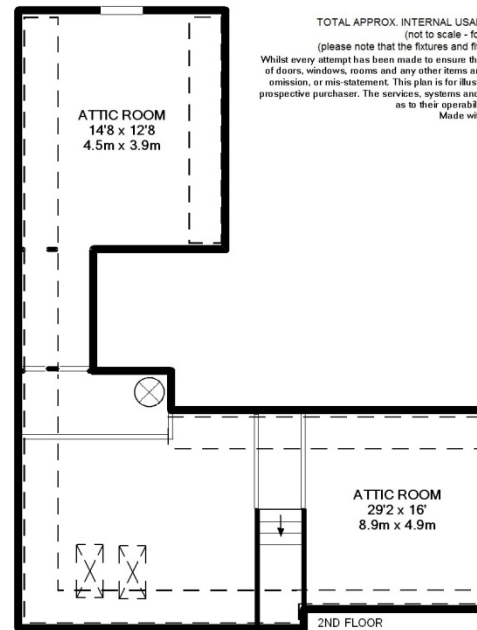
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.



GROUND FLOOR



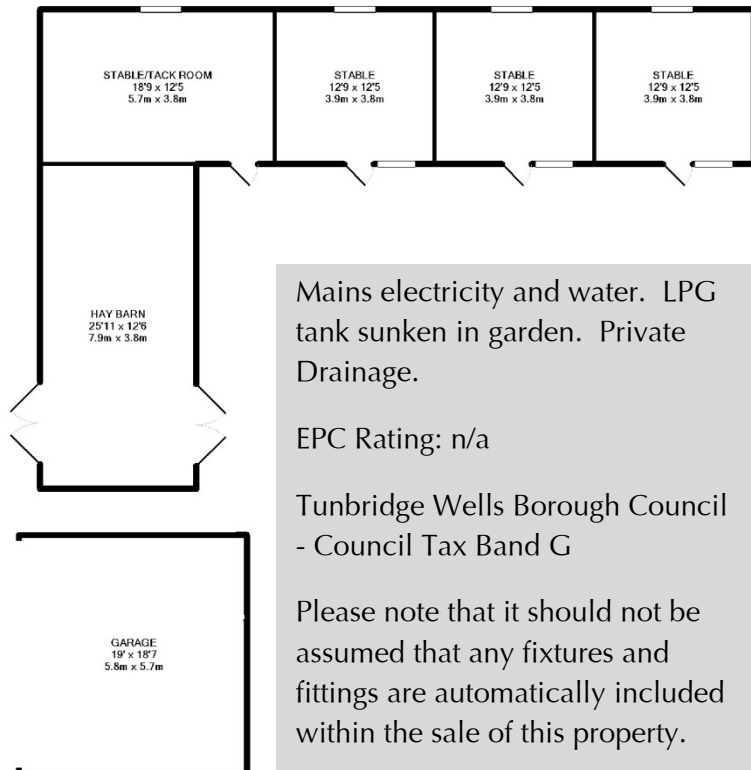
1ST FLOOR



TOTAL APPROX. INTERNAL USABLE FLOOR AREA 2604 BSQ.FT. (242SQ.M)
(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 floor plan 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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2ND FLOOR



Mains electricity and water. LPG tank sunken in garden. Private Drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

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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