

# CRANBROOK

KENT



## St David's Bridge Cranbrook Kent TN17 3HL

This charming Grade II Listed property occupies a convenient location in the popular Wealden town of Cranbrook.

Oozing with period features from exposed beams to fireplaces throughout, the accommodation consists of an entrance hall, a sitting room with open fireplace, a dining room with fireplace, a fitted kitchen and a shower room on the ground floor.

A door leads to an un tanked cellar which benefits from natural light.

On the first floor there are three double bedrooms, one of which has a wash basin, a family bathroom and a study area.

A staircase leads to the attic double bedroom which benefits from an ensuite bathroom.

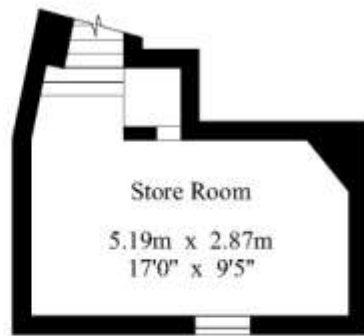
Outside a gate opens onto a path leading to the front door. There is an attractive paved courtyard garden to the rear with mature well stocked flower borders. Within the garden there is an attached garden room.

- Grade II Listed Town Property
- Entrance Hall and Sitting Room
- Dining Room leading to Fitted Kitchen
- Cellar with Natural Light
- Three Double Bedrooms
- Attic Double Bedroom with Ensuite
- Courtyard Garden and Garden Room
- Cranbrook School Catchment Area

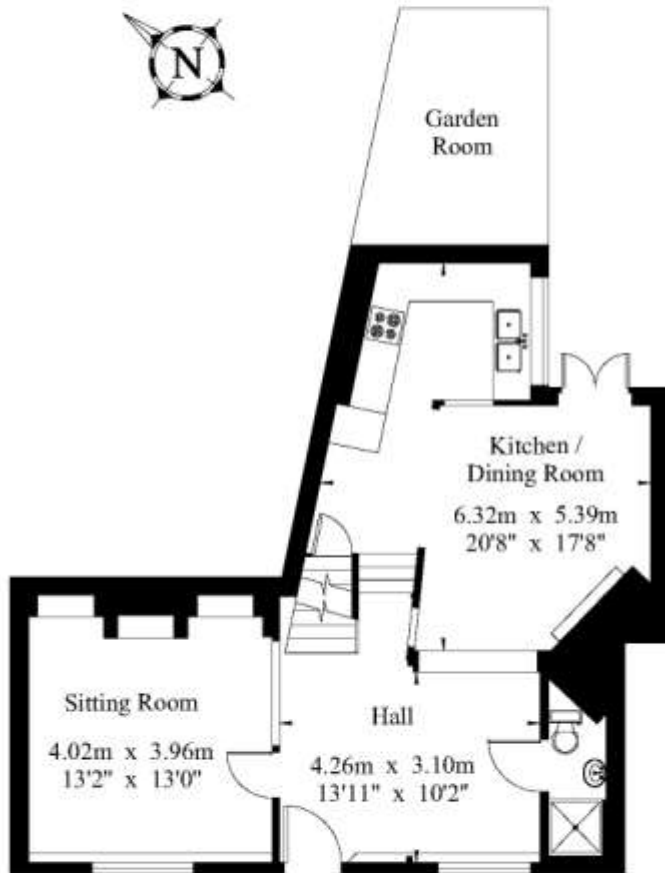




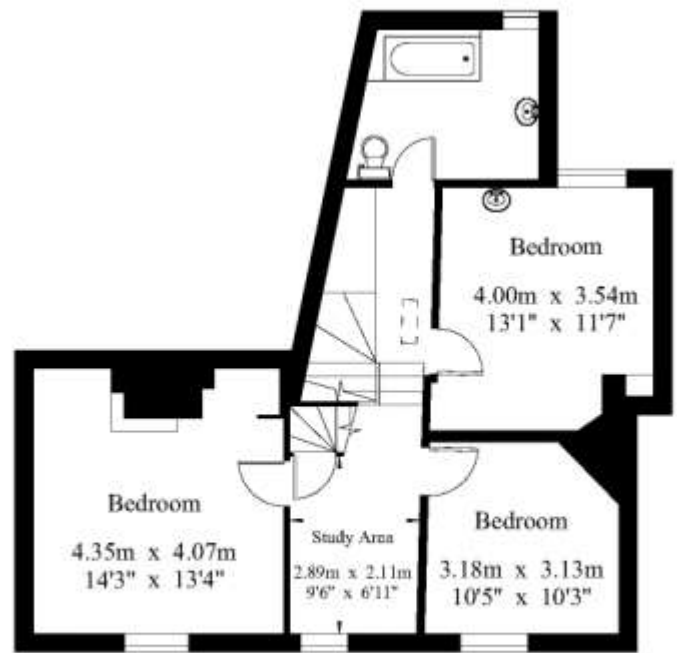




Cellar



Ground Floor



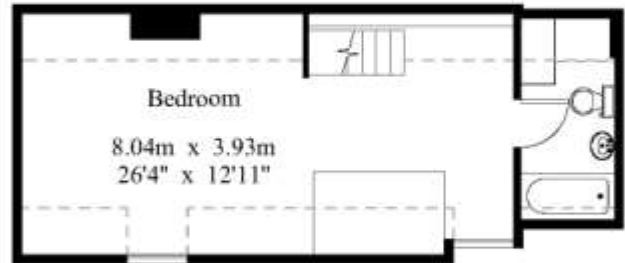
First Floor

## Forge House

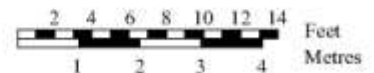
**Gross Internal Area : 182.6 sq.m (1965 sq.ft.)**

*(Excluding Potting Shed)*

----- Restricted Height



Second Floor



For Identification Purposes Only.

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### SERVICES

Mains electricity, gas, water and drainage.

EPC Rating: Not applicable

Tunbridge Wells Borough Council - Council Tax Band E

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

**HH**  
HARPERS AND HURLINGHAM

The Corner House, Stone Street  
Cranbrook, Kent TN17 3HE

**Tel:** 01580 715400

**Fax:** 01580 715122

**Email:** [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

**Web:** [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

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