



‘Our Focus Determines Your Reality’



High Street
Cranbrook
Kent
TN17 3LG



Drawing Room * Dining Room * Kitchen/Breakfast Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite
Four Further Bedrooms * Two Family Bathrooms * Study

Garden with Terrace



SUBSTANTIAL ATTACHED VICTORIAN HOME

Believed to have been designed in the 1870s by a renowned Victorian architect and added to in the 21st century, this striking town house occupies a convenient High Street location. This stylish family home provides comfortable accommodation complemented by an attractive enclosed garden with terrace.

Spanning four floors, the accommodation consists of a utility room in the cellar, a drawing room with square bay window and fireplace, dining room with doors to the garden, kitchen/breakfast room with vaulted ceiling and a cloakroom on the ground floor. On the first floor there is a principal bedroom with feature bath and an ensuite shower room, two further bedrooms and a family bathroom. Situated on the second floor there are two further double bedrooms, a family bathroom and a study.

The front of the property is laid to lawn with a picket fence, hedge and a path leading to the front door. The enclosed garden to the rear is laid predominantly to lawn with a paved terrace and pergola. Planning exists to create off-road parking at the front of the property.

Conveniently located for access to the main road and rail networks, the property is within walking distance of the town amenities and the renowned Cranbrook School.



CRANBROOK

Cranbrook is 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.

SCHOOLS AND CONNECTIONS

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, 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.





SERVICES

Mains electricity, gas, water and drainage.

EPC Rating: D – full details available on request

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.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com