

CRANBROOK KENT



COURSEHORN LANE, CRANBROOK, KENT TN17 3NR

Grade II Listed Barn in Rural Location

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

Master Bedroom * Four Further Bedrooms * Family Bath and Shower Room
Family Shower Room

Gardens Approximately One Acre * Utility Room * Study * Garaging

Cranbrook School Catchment Area

Believed to date from the 17th century and having been converted in 1984, this charming Grade II Listed barn is located on a no through road country lane on the outskirts of Cranbrook in an area of outstanding natural beauty. Boasting many period features, the accommodation consists of a double aspect drawing room with log burning stove, a dining room, kitchen/ breakfast room and cloakroom on the ground floor.

A utility room and study are situated externally and are accessed via the kitchen door. However permission has been granted to incorporate these and the garage into the main body of the barn.

On the first floor there is a double aspect master bedroom with built-in wardrobes and vaulted ceiling, two further bedrooms, a family bath and shower room and a separate family shower room.

A staircase leads to the second floor where there are two further bedrooms and an attic store.

Outside a gravel drive provides off road parking and leads to the double open bay garage which is attached to the study. The garden and grounds of approximately 1 acre, are laid predominantly to lawn bordered with mature hedging and a variety of trees. There is a paved terrace and a pond protected by a picket fence. A gate leads from the off road parking to the enclosed kitchen garden with raised beds and gravel and paved walkways.

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400
enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com







For all day to day needs there is the nearby town of Cranbrook which is renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and within walking distance to all the town's amenities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

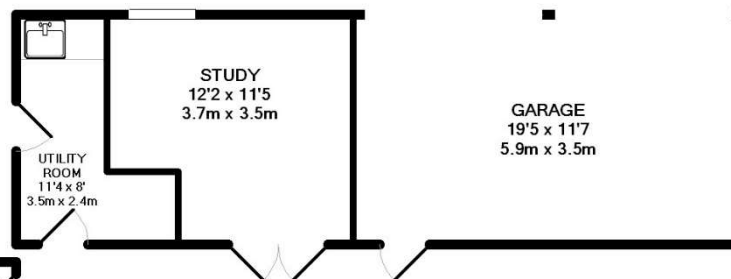
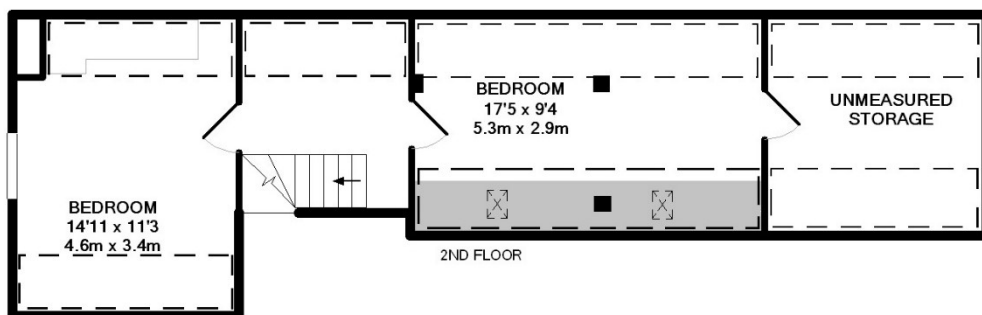
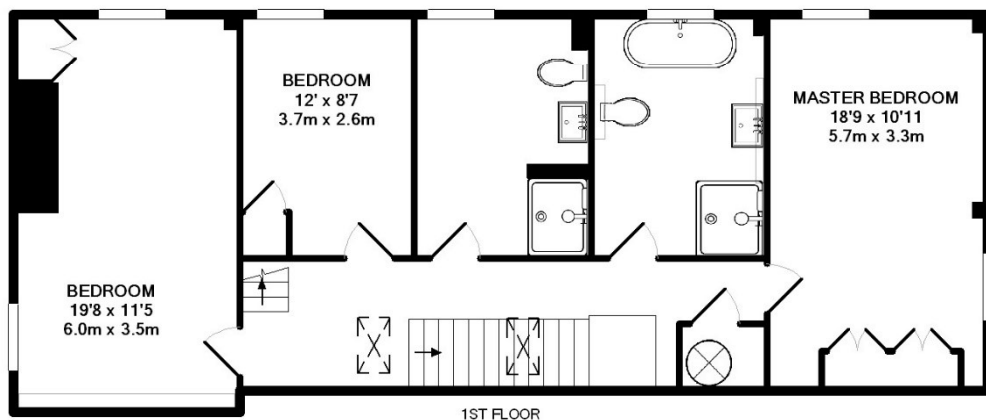
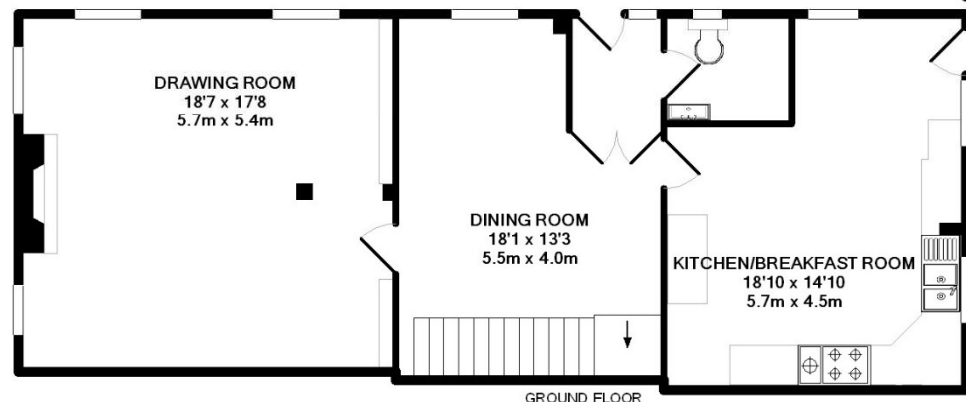
In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as a number of Grammar Schools.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.

TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (excluding study, utility and garage) 2059.1SQ.FT. (191.3SQ.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.
Made with Metropix ©2018



SERVICES

Mains electricity and water.
Private drainage. Oil fired central heating. LPG for cooking.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

Planning ref: 17/02805/FULL

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

