



‘Our Focus Determines Your Reality’





High Street  
Cranbrook  
Kent  
TN17 3LH



Entrance Hall \* Sitting Room \* Kitchen/Dining/Family Room \*  
Cloakroom

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Master Bedroom \* Two Further Double Bedrooms \* Two Family  
Bathrooms

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Double Bedroom with Ensuite \* Attic Room

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Garden \* Tandem Garage \* Off Road Parking



## STRIKING EDWARDIAN FAMILY HOME

This striking Edwardian family home occupies a convenient position at the top of Cranbrook High Street. Arranged over three floors, the accommodation offers well-proportioned rooms exhibiting high ceilings and many features synonymous with a property of the period.

The ground floor consists of an entrance hall, double aspect sitting room with bay window, doors to the garden and a log burning stove, kitchen/dining/family room again with doors to the garden and a cloakroom.

On the first floor there is a master bedroom with bay window and fireplace, two further double bedrooms and two family bathrooms.

The second floor offers a double bedroom with ensuite shower room and an attic room/study.

Outside the property occupies an elevated position with the drive leading to the tandem garage. A gate opens into the enclosed garden to the rear which is laid predominantly to lawn with a paved terrace and pergola, two magnificent Magnolia trees and mature hedging.

The property is within walking distance of the much sought after Cranbrook School.





## CRANBROOK

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.

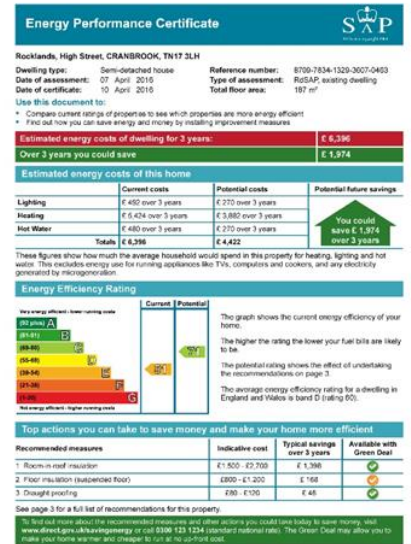
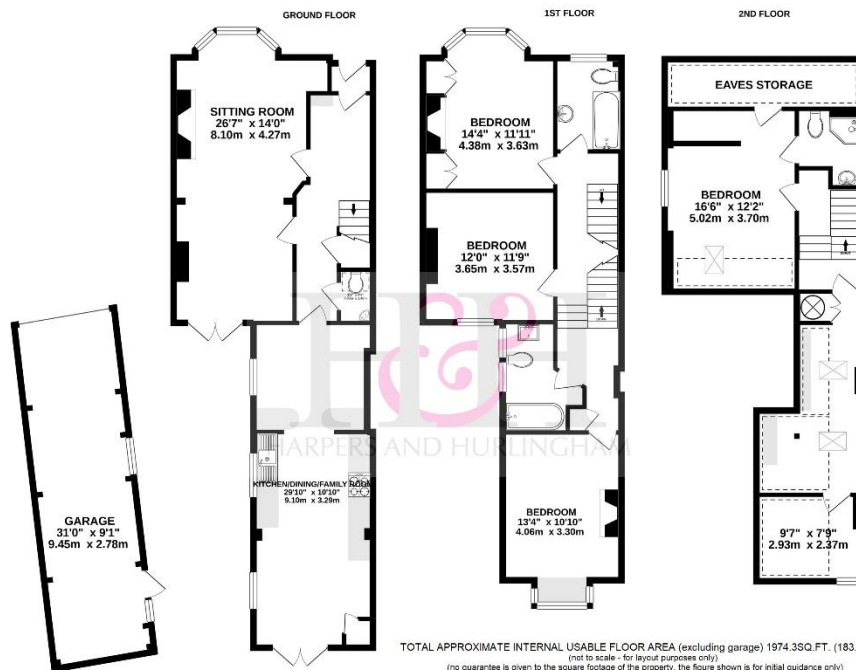
## SCHOOLS AND CONNECTIONS

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, High Weald Academy and Dulwich Prep School.

Mainline Rail Services are available from Staplehurst with easy access to the motorway network via the A21.







## SERVICES

All mains utilities connected.

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.

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