



'Our Focus Determines Your Reality'



The Hill  
Cranbrook  
Kent  
TN17 3AD



Sitting Room with Study Area \* Kitchen/Breakfast Room with Pantry

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Cellar with Natural Light

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Two Double Bedrooms \* Family Bath and Shower Room

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Enclosed Cottage Garden



## DELIGHTFUL GRADE II LISTED COTTAGE

Full of character with exposed beams and red brick fireplaces, this delightful double fronted, attached Grade II Listed cottage enjoys an edge of town position with views over the windmill.

The accommodation spans three floors together with a cellar with natural light. On the ground floor there is a sitting room with inglenook fireplace and log burning stove, an open stud wall separates the study area, there is also a kitchen/breakfast room with walk-in pantry and a door opens to the enclosed cottage garden.

On the first floor there is a double bedroom with red brick and wrought iron fireplace and a family bath and shower room. Stairs lead to a further double bedroom on the second floor.

Outside steps lead from the pavement to the front door whilst to the rear there is an enclosed cottage style garden with brick terrace, mature planting and a brick garden store.



## 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

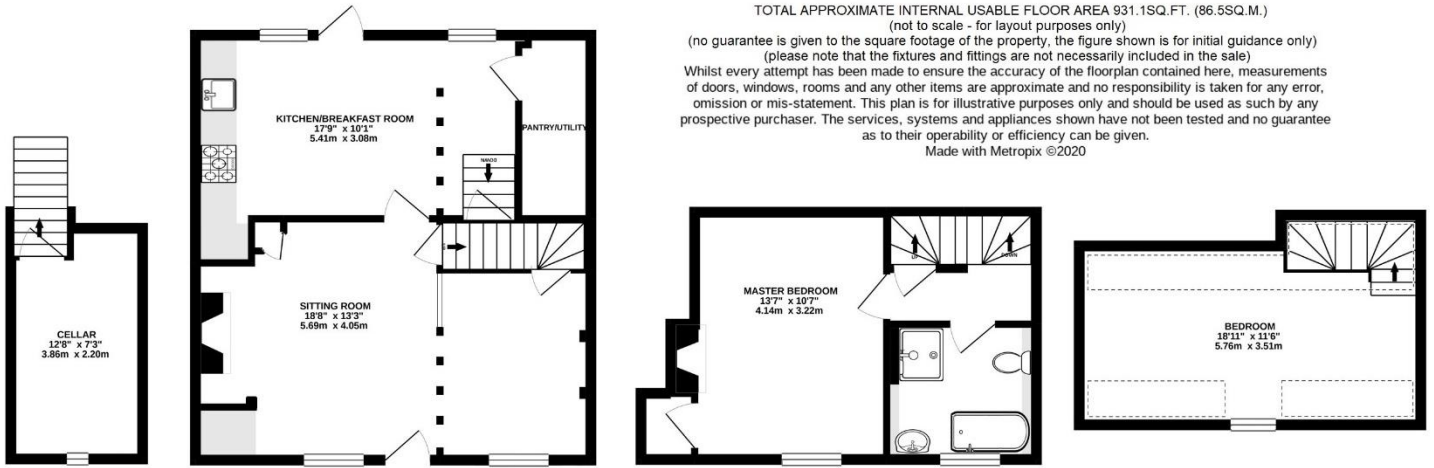
In addition to Cranbrook School and the village school, there are a number of excellent schools in the area which include Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence together with a variety of state schools.

The mainline station of Staplehurst is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes).



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 931.1SQ.FT. (86.5SQ.M.)  
(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure shown is for initial guidance 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 floorplan 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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## SERVICES

Mains electricity, gas and water.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band C

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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