



‘Our Focus Determines Your Reality’



Stone Street
Cranbrook
Kent
TN17 3HE



Retail Office * Sitting Room * Dining Room * Kitchen/Breakfast Room
Cloakroom * Cellar with Natural Light

Principal Bedroom with Ensuite
Three Further Double Bedrooms * Family Shower Room

Attractive Partially Walled Garden



GRADE II LISTED FAMILY HOME AND OFFICE

Stunning 15th Century property occupying a convenient location in the centre of the historical town of Cranbrook. With period features throughout including inglenook fireplaces, exposed beams and floor boards, and a cellar with natural light. This is a unique opportunity offering both a family home and a retail one room office.

The accommodation is over three floors excluding the cellar and consists of the single room retail office which acts as an entrance hall, a dining room with unused inglenook fireplace, a door to an enclosed alley which is ideal for storage and the hatch to the cellar, there are then steps leading down into the kitchen/breakfast room with door to the garden and a cloakroom on the ground floor. Steps lead to the stunning vaulted sitting room with fireplace. On the first floor there is a principal bedroom with ensuite bathroom and hidden storage, a further double bedroom and a family shower room. Stairs lead to a further two double bedrooms.

Outside there is a charming partially walled, easy maintenance, enclosed garden which is laid with brick and an area of artificial lawn. Listed Building Consent exists to erect a Glass Garden Room to the rear 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

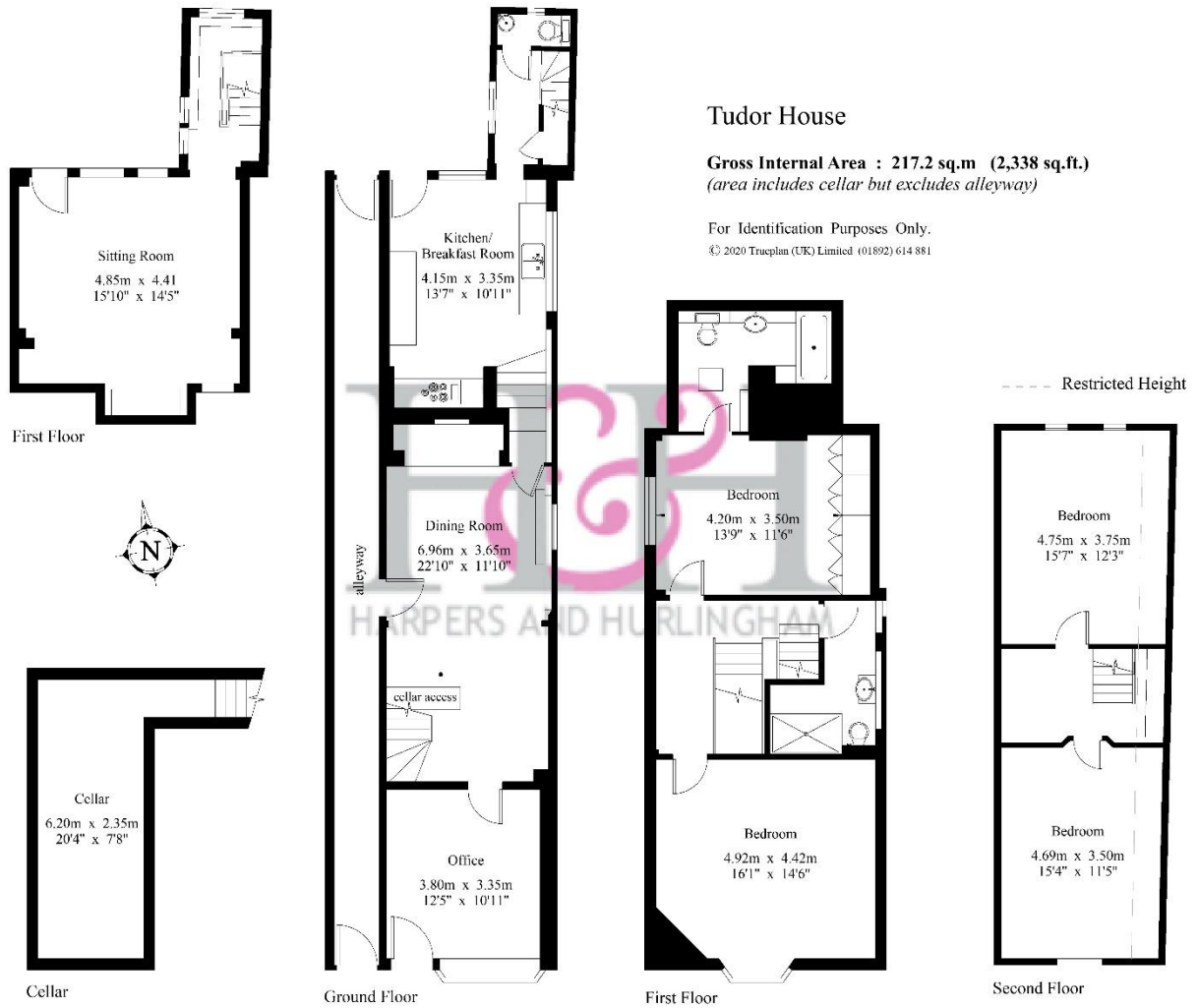
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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, High Weald Academy 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

All mains services connected. Gas fired central heating.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band F - Mixed Use and Improvement Indicator

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