



'Our Focus Determines Your Reality'



Hartley Road
Cranbrook
Kent
TN17 3QX



Entrance Hall * Drawing Room * Sitting Room * Dining Room
Conservatory * Kitchen/Breakfast Room with Larder
Utility Room * Cloakroom

Principal Bedroom with Ensuite
Seven Further Bedrooms, Four Ensuite * Family Bath and Shower Room

Attractive Garden * Coach House/Garage * Glass House * Garden Store
Off Road Parking



RECENTLY REFURBISHED DETACHED FAMILY HOME

High ceilings, spacious rooms and period fireplaces are among the many benefits of this stunning 5,800sq.ft. Edwardian house.

The accommodation consists of an entrance hall, a drawing room with bay window, doors to the garden and a fireplace with a log burner, a sitting room with doors to the conservatory, a dining room with a square bay window and fireplace with log burning stove, a kitchen/breakfast room with a larder and a door to the garden, a utility room and a cloakroom on the ground floor. There is exterior storage which is attached to the property. On the first floor there is a principal bedroom with ensuite bathroom, three further double bedrooms, two with ensuite shower rooms and a family bath and shower room. The second floor offers a further four double bedrooms, two of which have ensuite bathrooms.

Outside the driveway leads to the detached coach house/garaging and a glass house. The gardens are laid predominantly to lawn interspersed with mature trees and well-stocked flower and shrub beds.

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

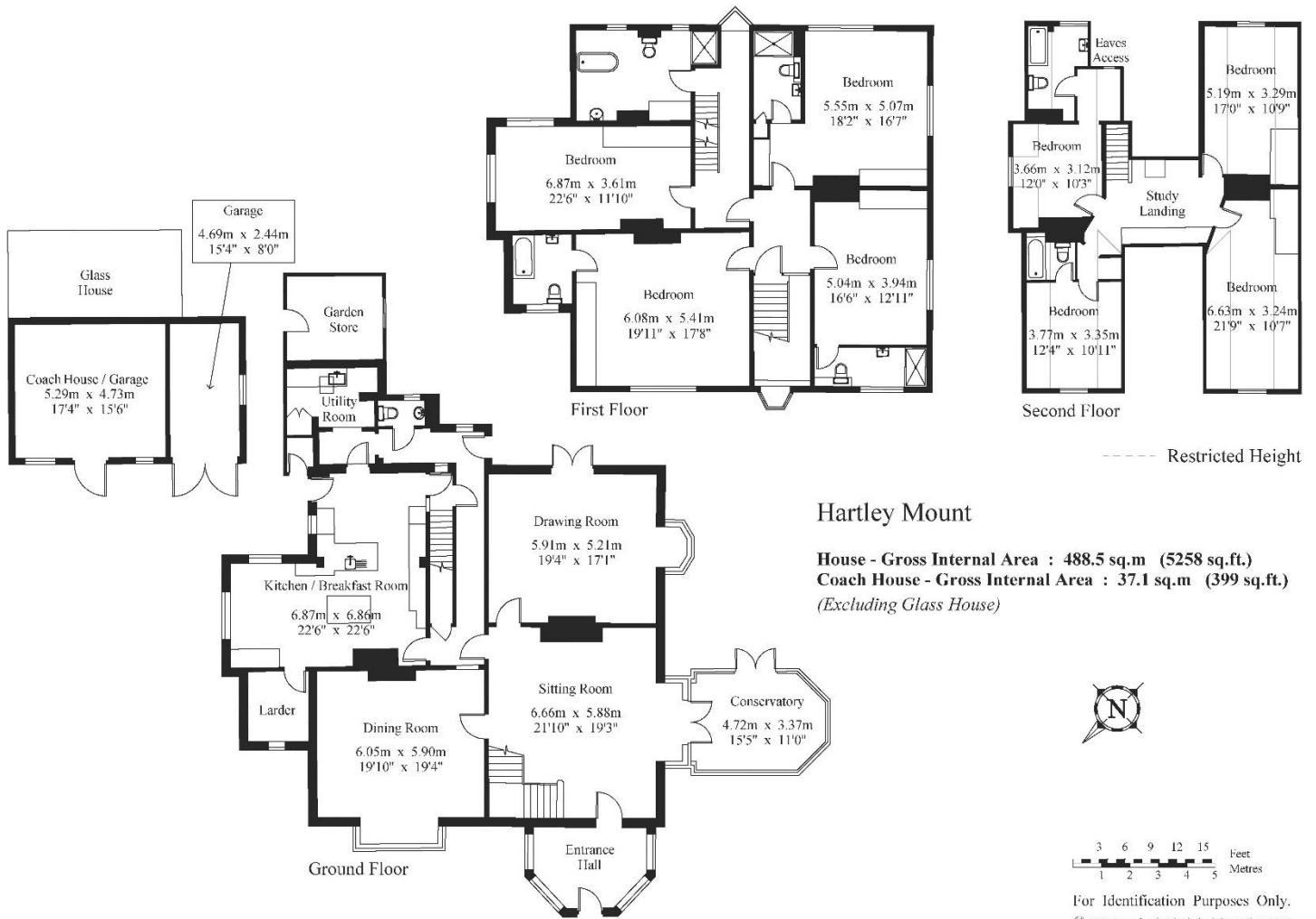
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

Covenant dated 1912 "only one house to be erected on said land"

Tunbridge Wells Borough Council - Council Tax Band H

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



HARTLEY MOUNT, TN17 3QX

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