



'Our Focus Determines Your Reality'

Husheath Hill
Cranbrook
Kent
TN17 2NE



Entrance Hall * Sitting Room * Dining Room * Study
Kitchen/Breakfast Room * Bathroom

Three Double Bedrooms
Second Floor Double Bedroom * Family Bathroom
Extensive Landing * Loft Space

Grounds Approximately 1.8 Acres * Garage
Cart Barn * Store * Further Two Store Outbuilding * Off Road Parking



GRADE II LISTED FARMHOUSE

Occupying an enviable country lane location, this attractive Grade II Listed farmhouse enjoys far reaching countryside views. In the same ownership for 43 years, the farmhouse is now in need of renovation from top to bottom and sits in approximately 1.8 acres of garden and grounds, with extensive storage and garaging.

Spread over three floors, the accommodation consists of an entrance hall leading into a sitting room, a double aspect dining room, a double aspect kitchen/breakfast room with door to outside, a study and a bathroom on the ground floor.

On the first floor there are three double bedrooms, one with built-in storage, and one double aspect.

On the second floor there is an extensive landing, a double bedroom, bathroom and loft space.

Outside, the farmhouse sits in approximately 1.8 acres of garden and grounds, a driveway leads to a detached outbuilding consisting of a garage, cart barn and store. There is a further outbuilding divided into two storerooms, joined to the house by a brick wall



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 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.



Little Horden, TN17

Approximate Gross Internal Area = 236 sq m / 2539 sq ft
 Approximate Garage Internal Area = 21 sq m / 225 sq ft
 Approximate Outbuildings Internal Area = 78 sq m / 841 sq ft
 Approximate Total Internal Area = 335 sq m / 3605 sq ft
 (excludes restricted head height)



= Reduced headroom



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



SERVICES

Mains electricity, not currently connected, and water. Oil fired central heating. Drainage unknown, to be verified.

Please note that the property has been subject to some fire damage.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: n/a

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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