



'Our Focus Determines Your Reality'



Turnden Road
Cranbrook
Kent
TN17 2QL



Entrance Hall * Sitting Room * Dining Room * Family Room
Study Area * Bedroom * Kitchen/Breakfast Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Two Further Double Bedrooms
Family Bathroom

Grounds Approximately 10.9 Acres * Detached Barn
Garage



DETACHED FAMILY HOME WITH SCOPE

Built in the earlier part of the 20th century with later additions, this attractive detached family home occupies a country lane position on the outskirts of the sought after town of Cranbrook.

The accommodation consists of an entrance hall, sitting room with fireplace and log burning stove, double aspect study area, family room, quadruple aspect dining room with log burning stove, kitchen/breakfast room, utility room, bedroom with doors to the garden and cloakroom on the ground floor.

On the first floor there is double aspect principal bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

The property sits in grounds of just under 11 acres, 1 acre being garden which is laid to lawn with mature planting, a terrace and a pond; within the garden there is a detached garage and carriage circle driveway. Adjoining the garden, the remaining acreage is in the form of a grass paddock with a detached barn which enjoys running water.

Also within the paddock, there is currently, a Shepherd's Hut which produces a lucrative income stream and may be available, however, this would be under separate negotiation to the sale of the property.



CRANBROOK

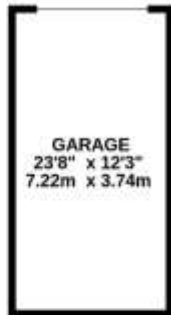
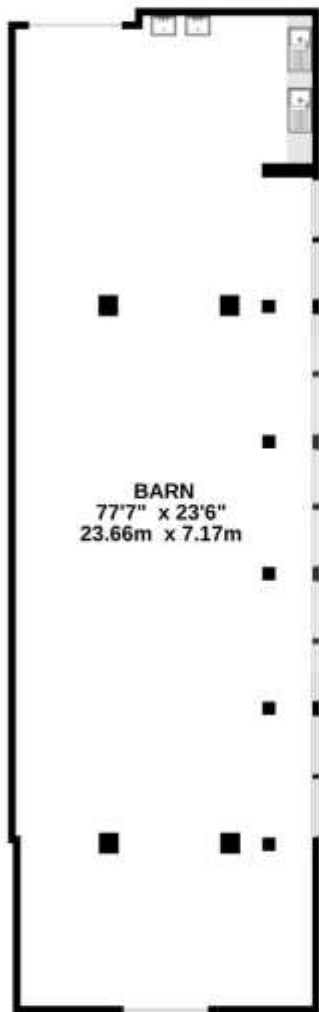
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





TOTAL APPROXIMATE INTERNAL FLOOR AREA - HOUSE 1,865.2SQ.FT. (154.7SQ.M.)
 - BARN 1,826.0SQ.FT. (169.6SQ.M.)
 - GARAGE 290.62SQ.FT. (27.0SQ.M.)

(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
 (not to scale - for layout purposes 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 and water. Oil fired central heating. Private cesspit drainage.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: E

Covenants apply to the property.

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