



'Our Focus Determines Your Reality'



OATFIELD CLOSE
Cranbrook
Kent
TN17 3NH



Entrance Hall * Sitting Room * Dining/Family Room * Study
Kitchen * Utility Room * Double Bedroom * Shower Room

Principal Bedroom * Two Further Bedrooms
Family Bathroom

Enclosed Garden * Garage * Driveway Parking



FAMILY HOME IN CONVENIENT LOCATION

Built in the mid-20th century, this pleasant family home offers well-proportioned versatile accommodation occupying a cul-de-sac location within the sought after Wealden Town of Cranbrook and within walking distance of the renowned Cranbrook School.

The ground floor consists of an entrance hall leading to the sitting room with fireplace, double doors open into the dining/family room with doors to the garden and the fitted kitchen leads through to the utility room; a further hallway with door to outside, leads to a study, a double bedroom, and a shower room, all of which could be used to create a self-contained annex.

On the first floor there is a principal bedroom, a further double bedroom, and a good size single bedroom, together with a family bathroom.

Outside a brick driveway, bordered with lawn, leads to the garage, and provides additional parking. Being slightly elevated, steps lead from the driveway to the front door. The enclosed garden to the rear is divided to create areas of lawn with a paved terrace and paths leading to a garden store and greenhouse which presides over the kitchen garden.



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.





SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: D – full details available on request.

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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