



'Our Focus Determines Your Reality'



Angley Road
Cranbrook
Kent
TN17 2PL



Entrance Hall * Sitting Room * Dining Room * Study
Kitchen * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bath and Shower Room * Separate W.C.

Delightful Enclosed Mature Garden * Garage/Car Port/Log Store
Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

Believed to date from the mid 1930's, a feature of this attractive detached property is the balcony overlooking the delightful enclosed garden. Situated on the outskirts of the sought after Wealden town of Cranbrook, the property is within walking distance of the local amenities including the renowned Cranbrook School.

The light, airy, well-proportioned family accommodation consists of an entrance hall, sitting room with fireplace, dining room with sliding doors to the garden, a double aspect study, a kitchen/breakfast room with tri-fold doors, underfloor heating and a Quooker boiling water tap, utility room and cloakroom. On the first floor there is landing with doors onto the balcony, a double aspect principal bedroom with ensuite shower, three further bedrooms, one with vanity unit, family bath and shower room and a separate w.c.

Outside the drive leads to the garage, car port and log store and provides ample off road parking with manicured hedging and lawn. The enclosed garden to the rear is laid predominantly to lawn with mature hedging and trees and well-stocked flower and shrub beds. Together with the balcony, a paved terrace is ideal for enjoying the garden and outside living.



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

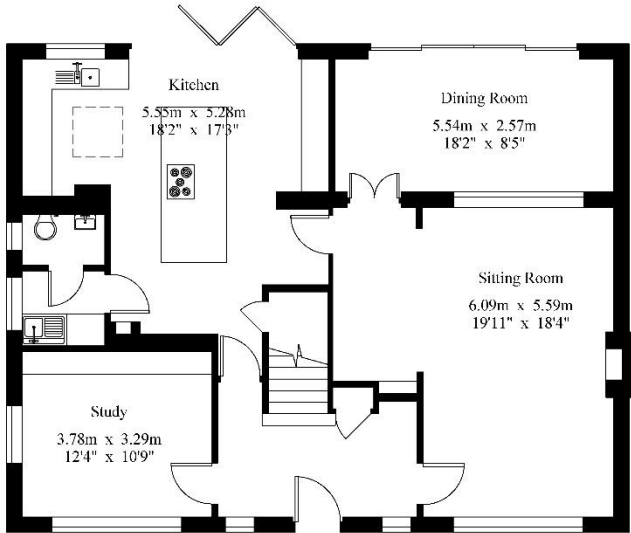
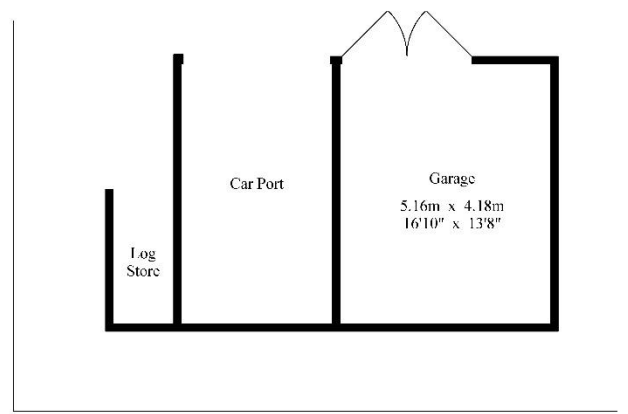
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

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.

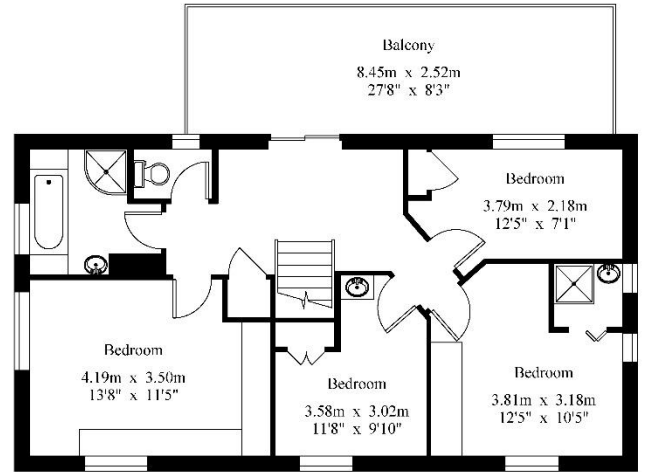


Corbins

House - Gross Internal Area : 179.8 sq.m (1935 sq.ft.)
Outbuilding - - Gross Internal Area : 41.3 sq.m (444 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: D – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band G

Shared right of way down Heron Mews to access private drive.

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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