



'Our Focus Determines Your Reality'



Goudhurst Road
Cranbrook
Kent
TN17 2PX



Sitting Room * Dining Room * Family Room * Kitchen/Breakfast Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms, One Ensuite
Family Bath/Shower Room

Attractive Enclosed Garden * Detached Home Office
Off Road Parking



STRIKING PERIOD FAMILY HOME

Built as one of three farm cottages and believed to date from 1877, this striking family home has been added to and provides the comfort of modern living whilst exhibiting many original period features. Occupying a slightly elevated position on the outskirts of the popular Wealden town of Cranbrook, the property enjoys far reaching countryside views.

The accommodation consists of a triple aspect kitchen/breakfast room with LPG range and doors to the garden, a sitting room with wood panelling and fireplace with log burning stove, a dining room leading to the recently completed family room with underfloor heating and tri-fold doors opening to the terrace, a utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage, Juliette balcony and ensuite bath/shower room. There are two further bedrooms, one with period fireplace and ensuite shower room, and a family bathroom. Stairs lead to the second floor which could provide two interconnecting bedrooms, or a bedroom and study area.

Outside the gravel driveway provides ample off-road parking with a white picket gate leading to the front door. The enclosed garden to the rear is partially walled and laid predominantly to lawn with areas of terracing. A detached home office in the garden is an ideal setting for those wishing to work remotely.



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.

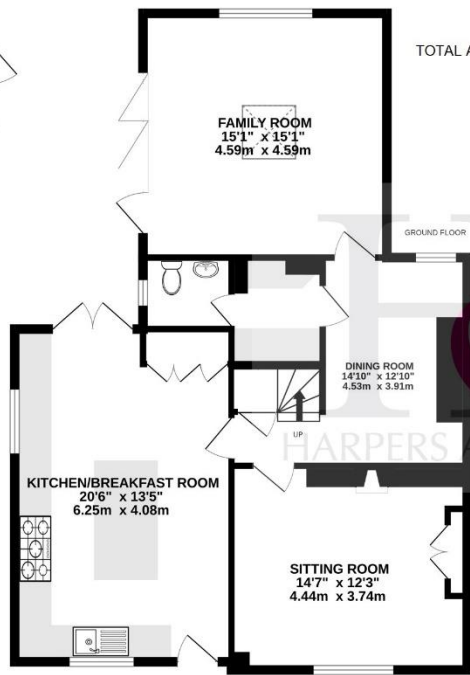
SCHOOLS AND CONNECTIONS

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.

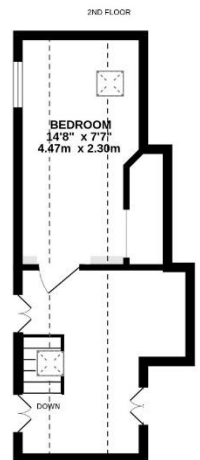


OFFICE
10'8" x 7'9"
3.24m x 2.36m



TOTAL APPROXIMATE INTERNAL FLOOR AREA - HOUSE 1,796.5 SQ.FT. (221.7SQ.M.); OFFICE 221.7 SQ.FT. (20.6SQ.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. Underfloor heating in family room. LPG for cooking. Private cess pit drainage located in the front driveway.

EPC Rating: D

Tunbridge Wells Borough Council - Council Tax Band D

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