



'Our Focus Determines Your Reality'



The Hill  
Cranbrook  
Kent  
TN17 3AD



Reception Hall \* Drawing and Games Room \* Family Room  
Dining Room \* Kitchen/Breakfast Room \* Utility Room \* Boot Room  
Cloakroom \* Cellar

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Principal Bedroom with Bathroom  
Seven Double Bedrooms, Two Ensuite \* Two Family Bathrooms  
Office/Playroom \* Dressing Room \* Attic Storage

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Partially Walled Gardens \* Double Garage \* Off Road Parking



## MAJOR PORTION OF ELEGANT REGENCY HOME

With origins as a cloth hall, this impressive Grade II\* Listed town house is believed to date back to the 1450s and occupies a prominent position on The Hill in the sought after town of Cranbrook.

Behind the striking facade, character oozes from the spectacular array of exposed beams to the floorboards and to the variety of fireplaces. With good ceiling heights throughout, the accommodation consists of a reception hall, a triple aspect drawing room and games room, family room with fireplace and log burning stove, dining room with stunning inglenook fireplace, a kitchen/breakfast room, a boot room, a utility room and a cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with bathroom, six further double bedrooms, one with ensuite W.C. and family bathroom and a family bath/shower room.

Two staircases lead to the attic where, via one staircase there is a guest bedroom with ensuite bathroom and via the second staircase there is an office/playroom and a dressing room. Extensive attic storage links the bedroom to the office.



A shared drive to the side of the property leads to the private gated parking area and the double garage. A brick path leads from the parking area across the manicured lawn to the paved terrace to the rear of the property. The delightful partially walled garden gently undulates and is interspersed with a variety of trees and well stocked flower and shrub beds.

The front door is accessed directly from the hill.

From its convenient location the property benefits from being within walking distance of not only the town centre but also the well-regarded Cranbrook School.







## 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.

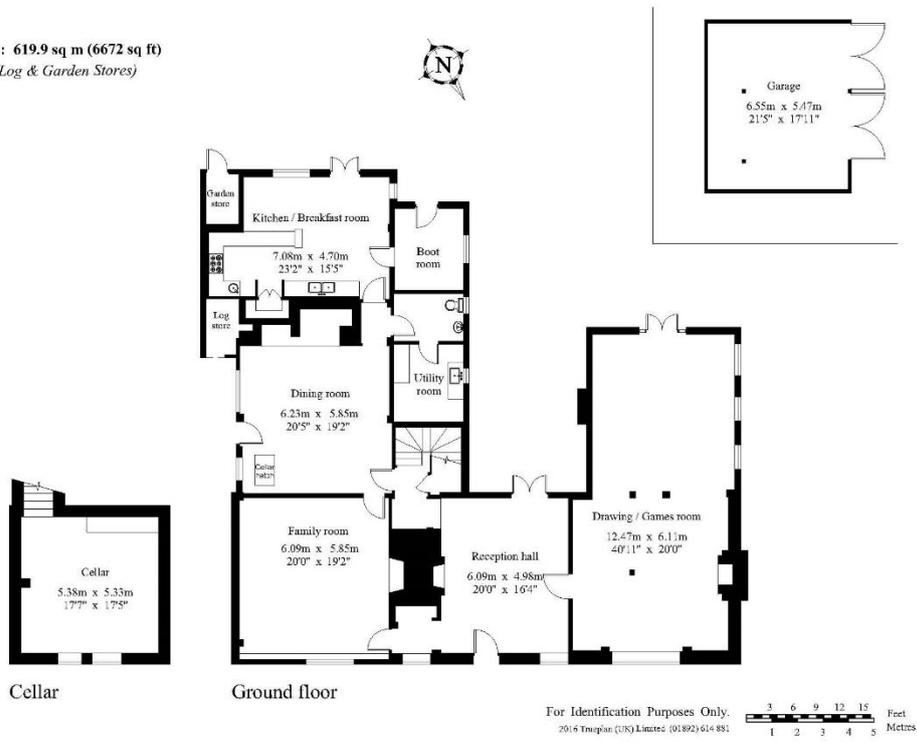
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.





**Hill House**

**Gross Internal Area : 619.9 sq m (6672 sq ft)**  
*(Excluding Garage & Log & Garden Stores)*



Cellar

Ground floor



First floor



Second floor

**SERVICES**

Mains electricity, gas, water and drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band H

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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