



‘Our Focus Determines Your Reality’



The Hill
Cranbrook
Kent
TN17 3AD



Entrance Hall * Sitting/Dining Room * Kitchen

Principal Bedroom * Two Further Double Bedrooms
Study/Bedroom * Family Bathroom * Separate W.C.

Delightful Enclosed Garden * Garden Store



PICTURESQUE GRADE II LISTED TOWN HOUSE

This picturesque Grade II Listed white weather-boarded town house exudes character throughout and according to the Cranbrook Survey, the roof is of side purlin construction, with the purlins being butted in line and wind-braced which would indicate the date of the building to be from the early 1600s with origins as part of a cloth hall.

Presented in immaculate order and full of period features from sash windows to exposed beams and wrought iron fireplaces to an inglenook with wood-burner, the versatile accommodation consists of an entrance hall, a sitting/dining room with both an inglenook with log burning stove and a wrought iron fireplace, a kitchen with breakfast bar and door to the courtyard on the ground floor. As befits a period property such as this one, there are a number of unusual built in storage cupboards throughout the property. On the first floor there are two double bedrooms, one which has a staircase leading up to a split level attic room which is currently used as a bedroom and a study, and a family bath/shower room and separate w.c.. A staircase leads to the second floor principal bedroom with vaulted ceiling featuring exposed beams.

Outside, there is a charming communal courtyard and a short path leads to the delightful private garden mainly laid with stone chips bordered with flower and shrub beds and raised beds. There is a summerhouse and a garden store.



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, High Weald Academy 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.



Corner House

Gross Internal Area : 145.1 sq.m (1561 sq.ft.)



SERVICES

Mains electricity, water, gas and drainage.

EPC Rating: n/a

Flying freeholds apply to this property.

Tunbridge Wells Borough Council - Council Tax Band E

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