



'Our Focus Determines Your Reality'



Golford Road
Cranbrook
Kent
TN17 3NT



Entrance Hall * Sitting Room * Games Room with Galleried Mezzanine
Study * Kitchen/Dining/Family Room * Utility Room
Laundry/Boiler Room * Ground Floor Bedroom * Shower Room

Principal Bedroom, Ensuite
Two Further Double Bedrooms * Family Bathroom

Mature Grounds Approximately 1 Acre * Summerhouse * Hot Tub
Garage/Carport/Workshop * Off Road Parking



STRIKING, LIGHT-FILLED DETACHED CONVERTED BARN

Vaulted ceilings, a galleried landing and exposed beams are among the character features exhibited in this striking, light-filled detached barn. Offering spacious family accommodation with well-proportioned rooms in a versatile configuration, the barn is set in grounds of approximately 1 acre, on the outskirts of the sought after Wealden Town of Cranbrook.

The ground floor consists of a vaulted entrance hall, vaulted sitting room with doors to the garden and a log burning stove, a double aspect games room with door to outside and a galleried mezzanine, a study, a double aspect kitchen/dining/family room with doors to the terrace, utility room with door to outside and a laundry/boiler room; there is also a double bedroom and a shower room.

The galleried landing on the first floor leads to a principal bedroom with ensuite bath and shower room, two further double bedrooms, one with mezzanine, and a family bathroom.





OUTSIDE

Approached from a shared drive onto a private gravel driveway which leads to the garage, carport and workshop complex and provides ample off-road parking, the barn sits in grounds of approximately 1 acre.

The garden is laid to lawn with a path leading to steps to an upper tier and the Summerhouse. Within the garden there is mature manicured hedging, a variety of trees, well-stocked, established flower and shrub beds and a garden store. Terracing wraps around the barn and to the side of the garage building there is a terrace housing a hot tub. Also, within the garden are raised beds and a cedar greenhouse.

There are a number of footpaths local to the barn and an added benefit is that the barn is within walking distance of the well-regarded Dulwich 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

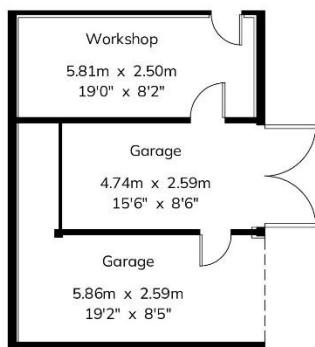
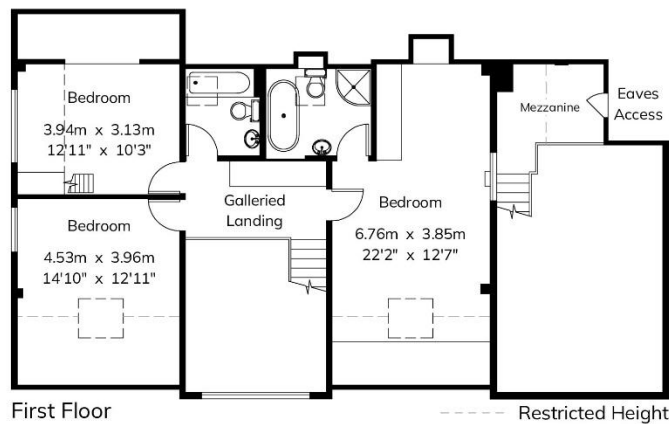
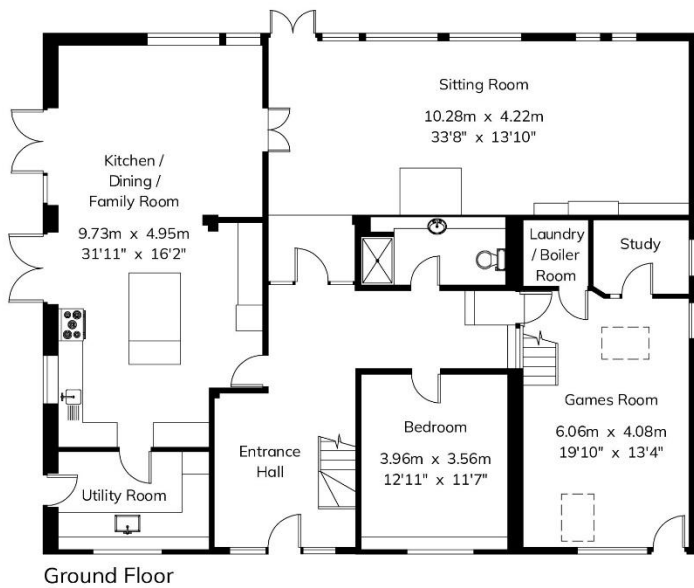
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich Prep School (within walking distance of the barn).

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.









Stream Barn

House - Gross Internal Area : 288.8 sq.m (3,108 sq.ft.)

Garage - Gross Internal Area : 46.6 sq.m (501 sq.ft.)



For Identification Purposes Only.

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SERVICES

Mains electricity, water and gas. Oil fired central heating. Underfloor heating in kitchen/dining/family room.

Tunbridge Wells Borough Council - Council Tax Band G

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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