



'Our Focus Determines Your Reality'



Cranbrook  
Kent  
TN17 3JG



Sitting Room \* Kitchen/Breakfast Room \* Family Shower Room

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Principal Bedroom \* Further Double Bedroom

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Enclosed Garden \* Garden Store



## ATTRACTIVE PERIOD, TERRACE COTTAGE

Situated within walking distance of the town centre, this delightful terrace cottage with period features including exposed beams and brick fireplaces, enjoys views over the Cranbrook Windmill.

The accommodation consists of a sitting room with brick fireplace and log burning stove, steps lead down to the fitted kitchen/breakfast room which opens into a lobby/boot room with door to the garden and then onto the family shower room.

On the first floor there is a principal bedroom with built-in storage and a brick fireplace as well as a further double bedroom.

Outside the enclosed garden is of an easy maintenance style, laid with paving and with mature flower and shrub borders. At the end of the garden there is 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.

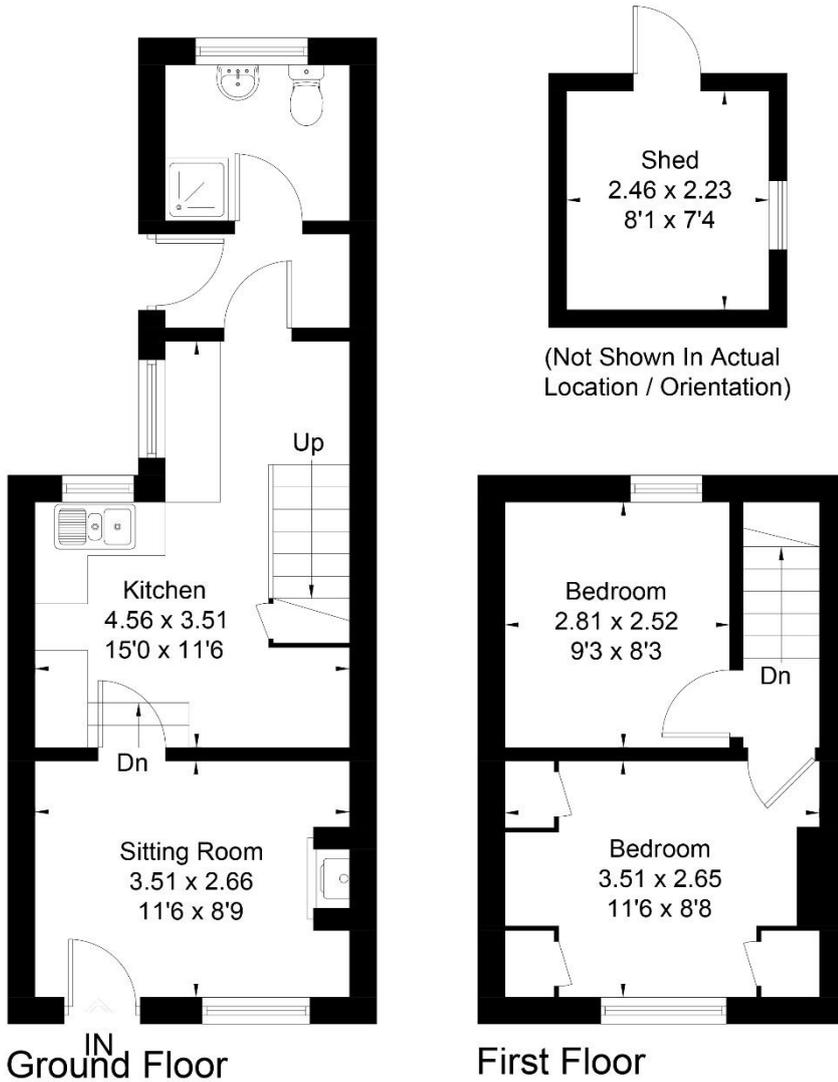
## SCHOOLS AND CONNECTIONS

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 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.



Approximate Area = 49.1 sq m / 528 sq ft  
(Excluding Shed)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 303443

## SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: D – full details available on request.

The property is subject to rights of way on foot only for the benefit of 9 Waterloo Road.

Tunbridge Wells Borough Council - Council Tax Band C

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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