



'Our Focus Determines Your Reality'



HILLCREST FARM OAST
Hawkhurst Road
Cranbrook
Kent
TN17 3QD



Open-plan Reception Hall/Dining Room/Kitchen/Breakfast Room
Triple Aspect Sitting Room * Utility Room * Cloakroom
Ground Floor Bedroom * Shower Room

Principal Bedroom, Ensuite
Four Further Double Bedrooms, One Ensuite * Family Bathroom

Delightful Mature Garden * Off Road Parking



IMPRESSIVE FAMILY HOME IN A WOW LOCATION

This impressive 3,100 sq.ft. family home sits in a WOW location with stunning far reaching views on the outskirts of the sought after Wealden town of Cranbrook.

In its current configuration the versatile open-plan accommodation consists of a reception hall/dining room/kitchen/breakfast room, a triple aspect sitting room with fireplace and a door to the terrace, a cloakroom, utility room, double aspect ground floor bedroom and shower room. The bedroom and shower room has its own access and is at present used to provide an income through Airbnb, however in conjunction with the utility room this could create a self-contained annexe.

On the first floor there is a double aspect principal bedroom with ensuite bath/shower room and walk-in wardrobe, four further double bedrooms, one with ensuite bathroom and a family bathroom. The landing is ideal as an area to sit and enjoy the views.

Planning permission exists for a rear single storey extension and a double bay cart lodge.

At the end of a lane, the property sits in a delightful mature garden with elevated terrace, a variety of fruit trees and a tulip tree which is stunning when in bloom.



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.



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House - Gross Internal Area : 296.9 sq.m (3,195 sq.ft.)
Outbuilding - Gross Internal Area : 16.2 sq.m (174 sq.ft.)



SERVICES

All mains services are connected. Gas fired central heating.

EPC Rating: C – full details available on request.

The property has Right of Access over the lane from the A229 which is owned by the neighbouring property.

Tunbridge Wells Borough Council - Council Tax Band G

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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