



‘Our Focus Determines Your Reality’



Angley Park  
Cranbrook  
Kent  
TN17 2PN



Entrance Hall \* Sitting Room \* Dining Room  
Kitchen/Breakfast Room \* Cloakroom

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Principal Bedroom \* Two Further Bedrooms \* Family Bathrooms

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Studio/Home Office \* Garden Store \* Enclosed Garden  
Carport



## CHARMING COTTAGE IS TUCKED AWAY LOCATION

This charming cottage is tucked away on a private road on the outskirts of the sought after Wealden Town of Cranbrook. In the same family for nearly 50 years, the cottage exhibits many period features from sash windows and fireplaces to picture rails and also benefits from a studio and garden store in the delightful garden.

The accommodation consists of an entrance hall, running the length of the cottage and openings at both ends, a sitting room with fireplace, dining room with fireplace, a kitchen/dining room which was added in 1990 and a cloakroom on the ground floor.

On the first floor there is a principal bedroom, a further double bedroom with fireplace, a single room and a family bathroom.

Outside the cottage sits in an attractive garden which wraps around three sides, is laid to lawn with mature well-stock flower and shrub beds and a sculpted hedge. Within the garden there is a studio which could be utilized as a home office and a garden store. Parking is provided by a carport.



## 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.



Approximate Area = 110.9 sq m / 1194 sq ft  
 Studio / Garden Store = 29.4 sq m / 316 sq ft  
 Total = 140.3 sq m / 1510 sq ft  
 Including Limited Use Area (0.6 sq m / 6 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 298902

## SERVICES

All mains utilities connected. Gas fired central heating.

Access is via a private road. Covenants did apply when the house was purchase in 1973.

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.



FARM CORNER, TN17 2PN

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