



'Our Focus Determines Your Reality'



New Road
Cranbrook
Kent
TN17 3LE



Entrance Hall * Sitting Room * Family Room * Kitchen/Dining Room
Utility Room * Cloakroom * Study * Double Bedroom

Principal Bedroom with Ensuite
Two Further Double Bedrooms, One Ensuite * Additional Bedroom
Family Bathroom

Delightful Enclosed Garden * Terrace * Garage
Off Road Parking



VERSATILE DETACHED FAMILY HOME

This unique and contemporary styled detached family home has recently undergone a reconfiguration which included an extension and is complemented by an enclosed landscaped garden with terracing of approximately 0.25 acres.

Offering versatile accommodation, the current configuration consists, on the ground floor, of an entrance hall, an inner hall, double aspect sitting room with door to the garden, family room with feature oriel window and central chimney with log burning stove, light-filled kitchen/dining room with bi-fold doors opening onto the terrace, a study, double bedroom which could be used as additional reception space, a cloakroom and utility room with a door into the attached garage.

On the first floor there is a principal bedroom with ensuite shower room and built-in storage, two further double bedrooms, one with ensuite shower room, a further bedroom which could be utilised as a dressing room and a family bathroom.

A brick driveway provides off road parking and leads to the garage. The enclosed garden is laid to lawn bordered with mature, established hedging and seasonal flower and shrub beds. There is also 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

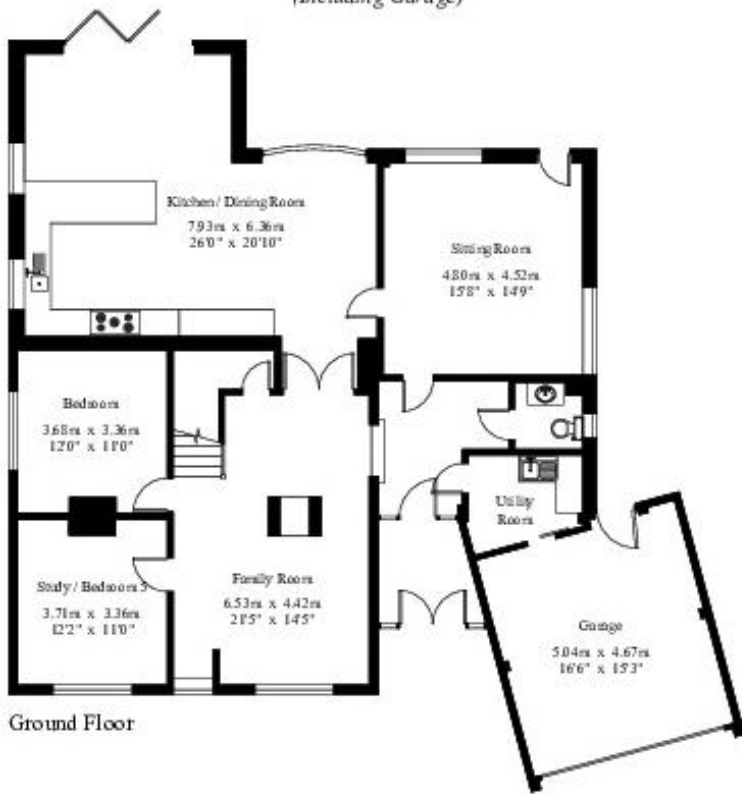
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

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.



Hitherto

Gross Internal Area : 273.2 sq.m (2941 sq.ft.)
(Including Garage)



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SERVICES

All main services connected. Gas fired central heating. Full fibre broadband.

EPC Rating: C – full details available on request.

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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