



'Our Focus Determines Your Reality'



FRYTHER CLOSE
Cranbrook
Kent
TN17 3AX



Entrance Hall * Sitting Room * Kitchen/Dining/Family Room
Utility Room * Cloakroom

Principal Bedroom, Ensuite
Three Further Bedrooms * Family Bathroom

Enclosed Garden * Terrace with Veranda
Office/Storage * Workshop * Off Road Parking



WELL PRESENTED FAMILY HOME

This well-presented family home spans three floors and comes with off-road parking. Situated in a tucked away cul-de-sac in a convenient location, the property is within walking distance of the renowned Cranbrook School and the centre of the sought-after Wealden town of Cranbrook.

The accommodation consists of an entrance hall, a sitting room with doors opening onto steps leading down to the garden, a double aspect kitchen/dining/family room, a utility room and cloakroom, and a door opening to the terrace and veranda on the ground floor.

On the first floor there are three bedrooms and a family bathroom. The principal bedroom with ensuite shower room is situated on the second floor.

Outside a gravel driveway provides ample off-road parking and leads to a detached workshop with a gate opening into the garden to the rear. A door opens into a home office and a gym/storage converted from the original garage. The garden is laid to lawn and enclosed with close slat wooden fencing and mature hedging. There is an elevated terrace with a veranda making it an ideal space for outside entertaining.



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.

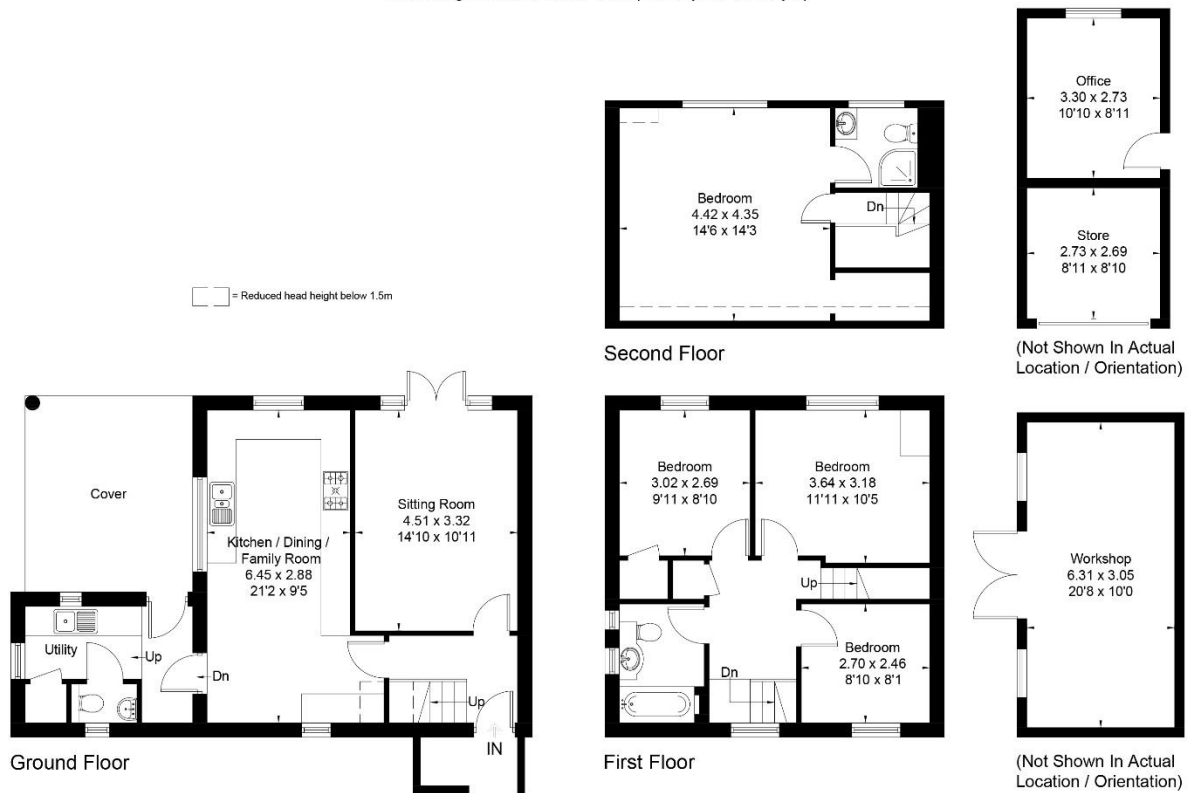
SCHOOLS AND CONNECTIONS

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 = 120.0 sq m / 1292 sq ft
Outbuildings = 35.7 sq m / 384 sq ft
Total = 155.7 sq m / 1676 sq ft
Including Limited Use Area (3.1 sq m / 33 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 310070



SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: D – full details available on request.

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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