



'Our Focus Determines Your Reality'



Dorothy Avenue
Cranbrook
Kent
TN17 3AW



Entrance Hall * Sitting Room * Kitchen/Dining Room
Cloakroom

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

Enclosed Garden with Terrace * Off Road Parking



ONE OF TWO NEW BUILD FAMILY HOMES

The finishing touches are just being applied to this attractive, newly built family home, situated on the outskirts of the much sought-after Wealden town of Cranbrook, the property is within walking distance of the town centre and the renowned Cranbrook School.

The accommodation is well-proportioned and spans three floors consisting of an entrance hall, sitting room, kitchen/breakfast room with integrated appliances, ceiling lantern and doors opening onto the terrace and a cloakroom on the ground floor which has underfloor heating throughout.

On the first floor there are two double bedrooms, one with ensuite shower room and there is a family bathroom. On the second floor there is a principal bedroom again with ensuite shower room.

The driveway to the front is brick and provides ample off road parking. The garden to the rear is elevated and has been seeded. There is an attractive paved terrace with steps leading up to the lawn and is essentially a blank canvas. The property has been designed to provide a low maintenance exterior with aluminium windows and Cedral weatherboarding.

The property will come with a 10 year BuildZone warranty.



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.



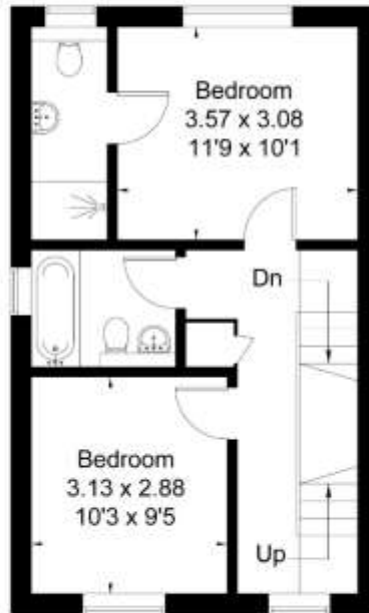
Approximate Area = 116.1 sq m / 1250 sq ft
Including Limited Use Area (3.6 sq m / 39 sq ft)



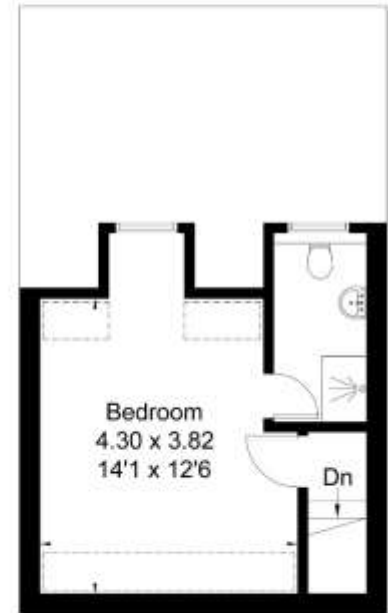
 Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 301616

SERVICES

All mains services connected. Gas fired central heating. Underfloor heating throughout ground floor.

EPC Rating: tbc – full details available on request

Tunbridge Wells Borough Council - Council Tax Band tba

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com