



'Our Focus Determines Your Reality'



The Hill
Cranbrook
Kent
TN17 3HD



Kitchen/Dining Room * Boot Room * Cloakroom * Utility Room

Entrance Hall * Sitting Room with Balcony
Double Bedroom with Juliette Balcony * Bathroom

Double Aspect Principal Bedroom, Ensuite
Further Double Bedroom with Juliette Balcony * Shower Room

Courtyard Gardens * Double Garage



INTRIGUING THREE STOREY FAMILY HOME

One of a select number of architecturally designed, contemporary homes, tucked away to the side of the historic Windmill, the property enjoys views over the Crane Brook whilst sitting within easy access of the town centre and the renowned Cranbrook School.

This unique property provides well-proportioned family accommodation spanning three floors and consisting of a double aspect kitchen/dining room with doors opening into the courtyard gardens, boot room and cloakroom on the ground floor. There is also an attached external utility room.

On the first floor there is an entrance hall with steps leading directly into the courtyard, a double aspect sitting room with doors opening to a balcony, double bedroom with Juliette balcony and a bathroom. The double aspect principal bedroom with ensuite bathroom is located on the second floor together with a further double bedroom with Juliette balcony and a shower room.

Outside there are two courtyard gardens, one to the front and one to the rear, with flower beds, an ornate tree and a fishpond. A double garage and the area in front of the garage provides parking.



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

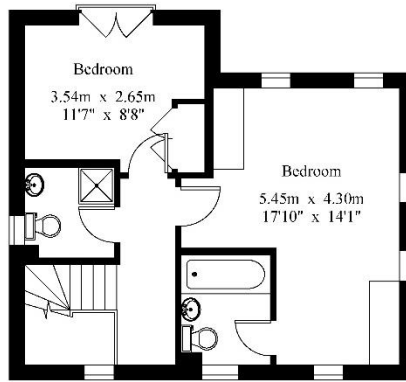
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

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.

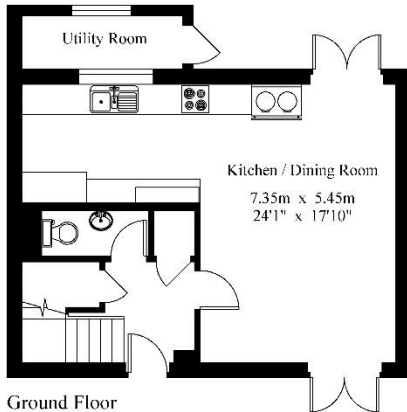
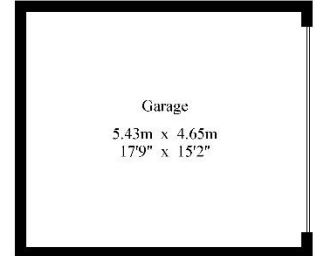


6 Russells Yard

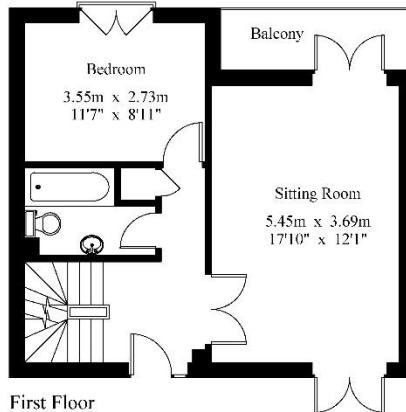
House - Gross Internal Area : 133.2 sq.m (1433 sq.ft.)
Garage - Gross Internal Area : 25.2 sq.m (271 sq.ft.)



Second Floor



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: C - full details available on request.

Covenants apply relating to parking and access to the Windmill and prohibiting the property being used for the production or re-sale of cattle foodstuffs.

Tunbridge Wells Borough Council - Council Tax Band F

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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