



'Our Focus Determines Your Reality'



Frythe Way
Cranbrook
Kent
TN17 3BQ



Sitting Room * Kitchen/Dining Room * Cloakroom

Principal Bedroom, Ensuite, Walk-in Wardrobe
Three Further Double Bedrooms * Family Shower Room

Enclosed Mediterranean Style Garden
Garage * Off Road Parking



ATTRACTIVE, LIGHT-FILLED, MEWS HOUSE

This attractive light-filled family home spans three floors with an open-plan layout to the ground floor. Occupying a slightly elevated position 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.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, a sitting room, with fireplace and log burning stove, opening into the kitchen/dining room, with doors to the garden, and a cloakroom on the ground floor.

On the first floor there are three double bedrooms and a family shower room. Stairs lead to the second floor principal bedroom with ensuite bathroom, walk-in wardrobe and sitting area.

To the front there is an area of planting with steps leading to the front door. The enclosed Mediterranean style garden to the rear is paved, with raised flower and shrub beds and a pergola providing a charming low maintenance outdoor space. A door opens from the garden into the garage.



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

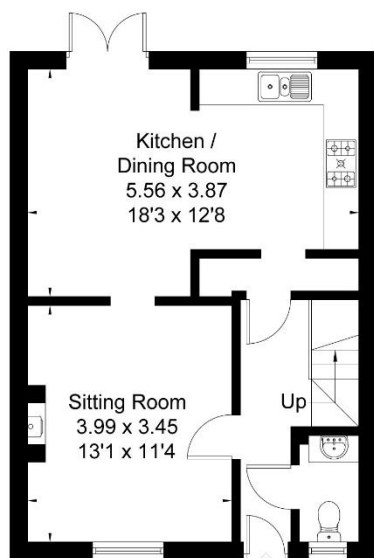
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

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.

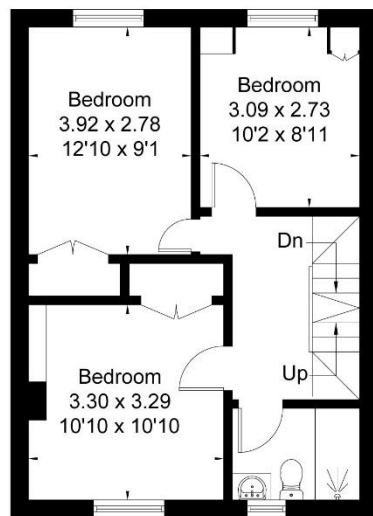


Approximate Floor Area = 122.9 sq m / 1323 sq ft
Including Limited Use Area (3 sq m / 32 sq ft)
Garage = 12.1 sq m / 130 sq ft
Total = 135.0 sq m / 1453 sq ft

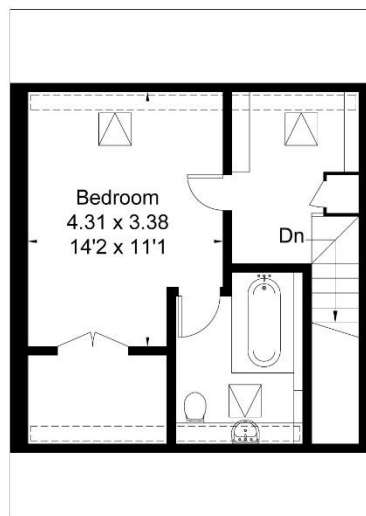
 = Reduced head height below 1.5m



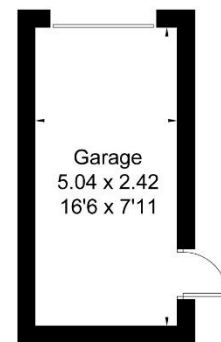
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 305853



SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: C – full details available on request.

Covenants exist relating to the installation and maintenance of services provide to the property.

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.



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