



'Our Focus Determines Your Reality'



Greycoats Place  
Cranbrook  
Kent  
TN17 3EY



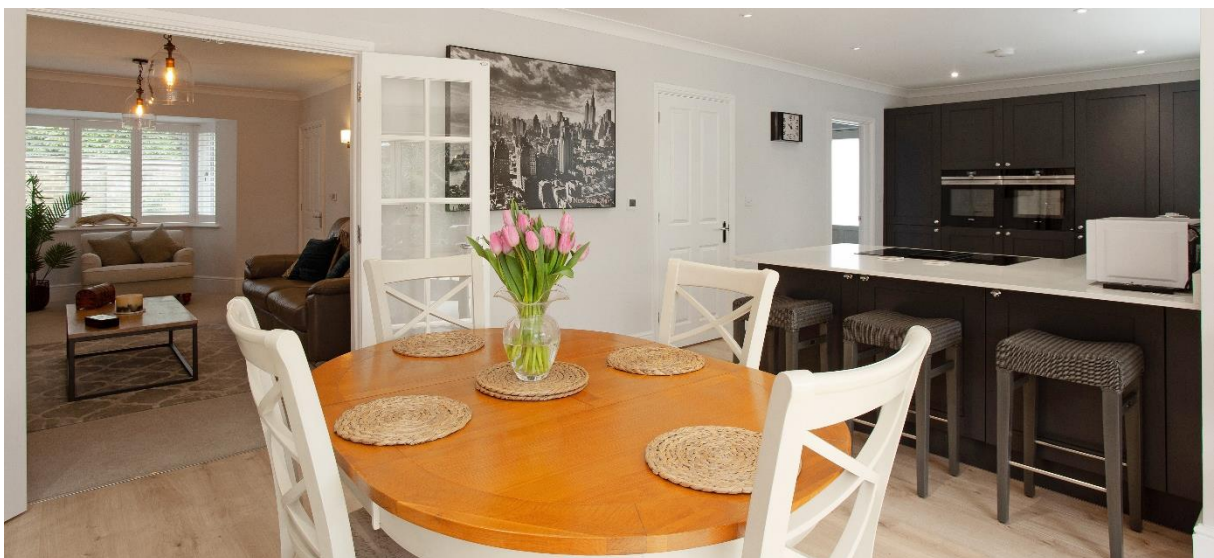
Entrance Hall \* Sitting Room \* Study \* Kitchen/Dining/Family Room  
Utility Room \* Cloakroom

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Principal Bedroom with Ensuite \* Three Further Double Bedrooms  
Family Bathroom

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Enclosed Garden with Terrace \* Off Road Parking



## ATTRACTIVE DETACHED FAMILY HOME

One of seven properties, built by a local family run company, in an exclusive development, on the outskirts of the sought after Wealden Town of Cranbrook.

This attractive family home provides comfortable, well-presented accommodation consisting of an entrance hall, a sitting room with bay window, a study, 'L' shaped kitchen/dining/family room with tri-fold doors to the terrace, utility room and cloakroom on the ground floor.

On the first floor, there is a principal bedroom with built-in storage and an ensuite shower room, three further double bedrooms and a family bathroom.

There is Cat. 6 cabling throughout together with fibre optic broadband ideal for today's digital lifestyle.

Outside a brick laid drive provides off road parking. The garden to the front is laid predominantly to lawn with a paved path leading to the front door. The enclosed garden to the rear is again laid predominantly to lawn with a paved terrace sheltered by mature hedging and a brick wall.

In addition there is 8 years remaining on the NHBC Building Warranty.



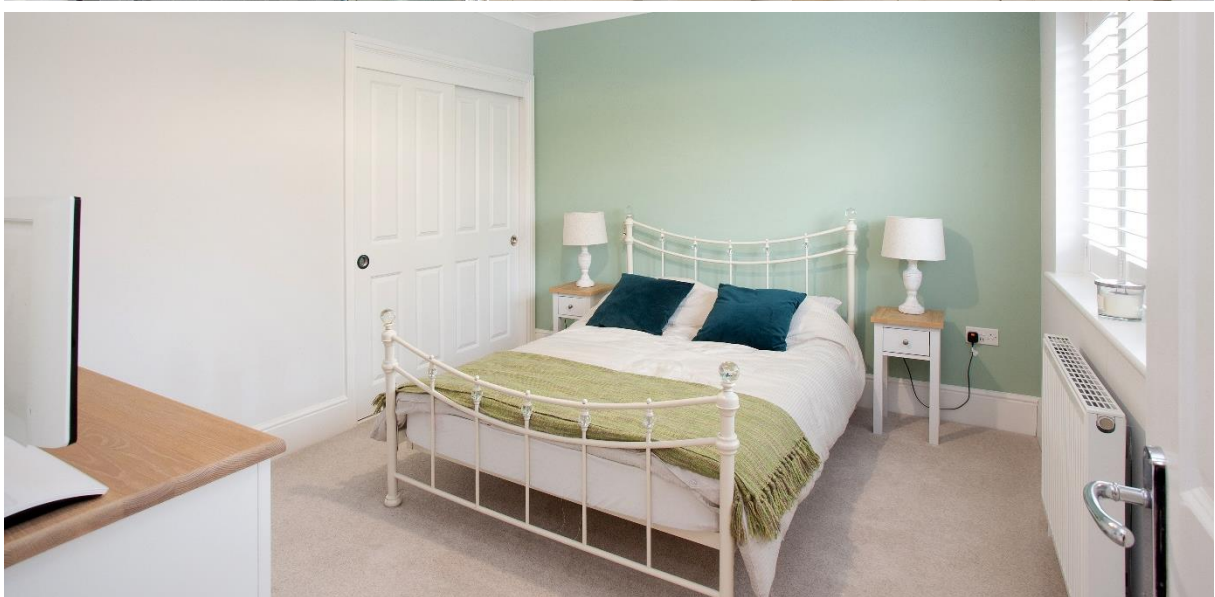
## CRANBROOK

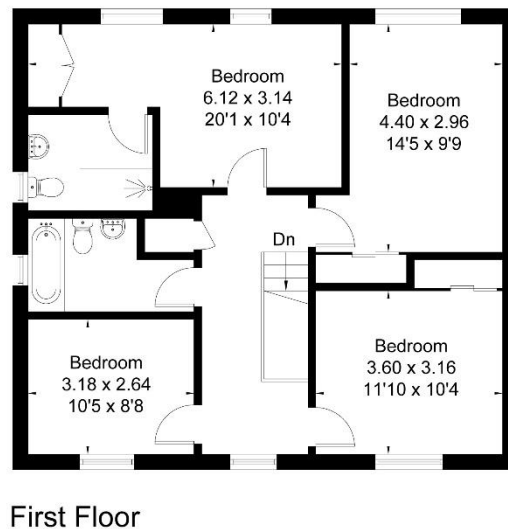
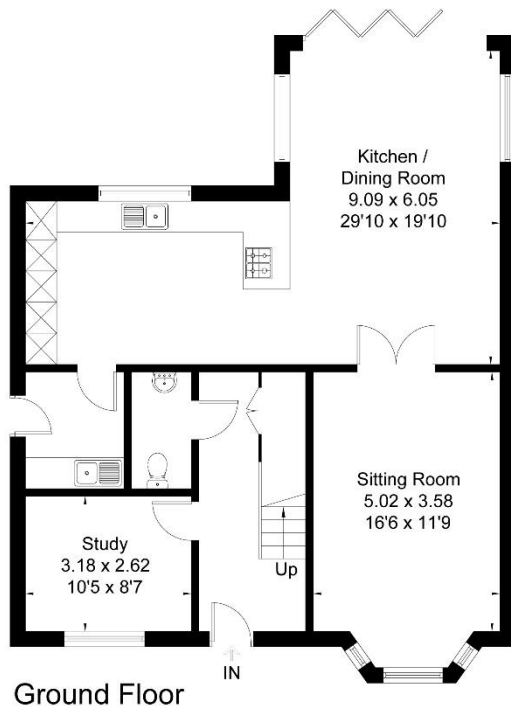
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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 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.





Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 312998



## SERVICES

Mains electricity, gas and water connected. Gas fired central heating. Shared Klargester Treatment Plant.

EPC Rating: B – full details available on request

Private Road, annual Service Charge £964 - Greycoats Management Company.

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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