



‘Our Focus Determines Your Reality’



High Street
Cranbrook
Kent
TN17 3EW



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

Principal Bedroom * Three Further Double Bedrooms
Bedroom with Office/Dressing Room * Study
Two Family Bathrooms * Separate W.C. * Kitchenette/Laundry Room

Enclosed Garden * Double Carport



HANDSOME VICTORIAN TOWN HOUSE

Built in 1904, this handsome Victorian Town House occupies a prominent position within the sought-after Wealden Town of Cranbrook.

With high-ceilings and sash windows, the substantial, versatile accommodation spans three floors together with a cellar and consists of an entrance hall, sitting room with fireplace and bay window, a family room with fireplace, a dining room with Aga and square bay window, double aspect kitchen/breakfast room, a utility room with door to the garden and a cloakroom on the ground floor. A door in the entrance hall opens onto stairs leading to the cellar.

On the first floor there is a principal bedroom with bay window, built-in wardrobes and wash basin, a double bedroom with fireplace and wash basin, further bedroom leading into an office/dressing room, study, family bath/shower room and separate w.c. On the second floor there are an additional two double bedrooms both with fireplaces, a kitchenette/laundry room and a family bathroom, making this ideal as an apartment if multi-generational accommodation is required.

A path leads across a mature garden to the front door. The attractive, enclosed garden to the rear is laid to lawn with mature flower and shrub beds, hedges and trees, and a vegetable garden. A path runs the length of the garden to the double carport.



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.

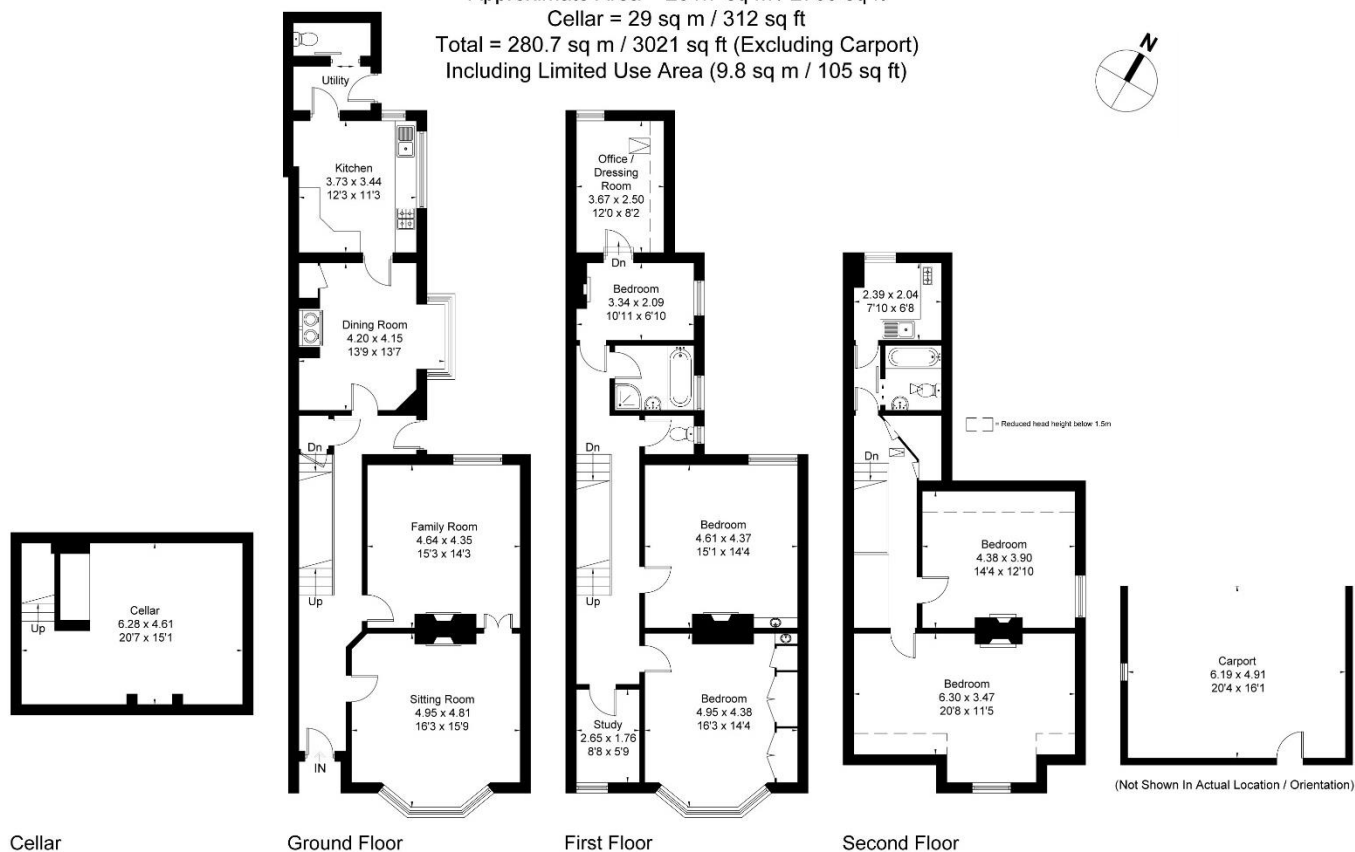
SCHOOLS AND CONNECTIONS

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 = 251.7 sq m / 2709 sq ft
 Cellar = 29 sq m / 312 sq ft
 Total = 280.7 sq m / 3021 sq ft (Excluding Carport)
 Including Limited Use Area (9.8 sq m / 105 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 307645



SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

EPC Rating: E – full details available on request

Tunbridge Wells Borough Council - Council Tax Band F

The four pairs of semis all have access across the track to the rear of the properties.

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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