



'Our Focus Determines Your Reality'



Carriers Road
Cranbrook
Kent
TN17 3JU



Entrance Hall * Sitting Room * Family Room
Open-Plan Kitchen/Sitting/Dining Room
Utility Room * Shower Room

Principal Bedroom with Ensuite and Walk-in Wardrobe
Four Further Double Bedrooms * Bedroom/Study
Family Bathroom

Enclosed Garden * Off Road Parking



WELL-PROPORTIONED UNLISTED CONVERTED BARN

This unlisted converted barn is conveniently located just off the High Street in the sought-after Wealden town of Cranbrook within walking distance of the renowned Cranbrook School. Recently remodelled, the barn provides light, well-proportioned accommodation sitting in an attractive low maintenance garden, ideal for today's busy lives.

The spacious rooms provide comfortable family accommodation consisting of an entrance hall, where clever use of glass bricks provides borrowed light from the first-floor bathroom, leading to a double aspect sitting room with log burner and a door to the terrace, family room, double aspect open-plan kitchen/sitting/dining room with tri-fold doors, utility room and shower room on the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite shower room and walk-in wardrobe, four further double bedrooms, an additional bedroom/study, and a family bathroom.

Outside the gated driveway provides off road parking. The garden to the rear is enclosed, with an elevated paved terrace and steps leading to an Astro turf lawn, there are raised beds and mature trees all bordered with hedging.



CRANBROOK

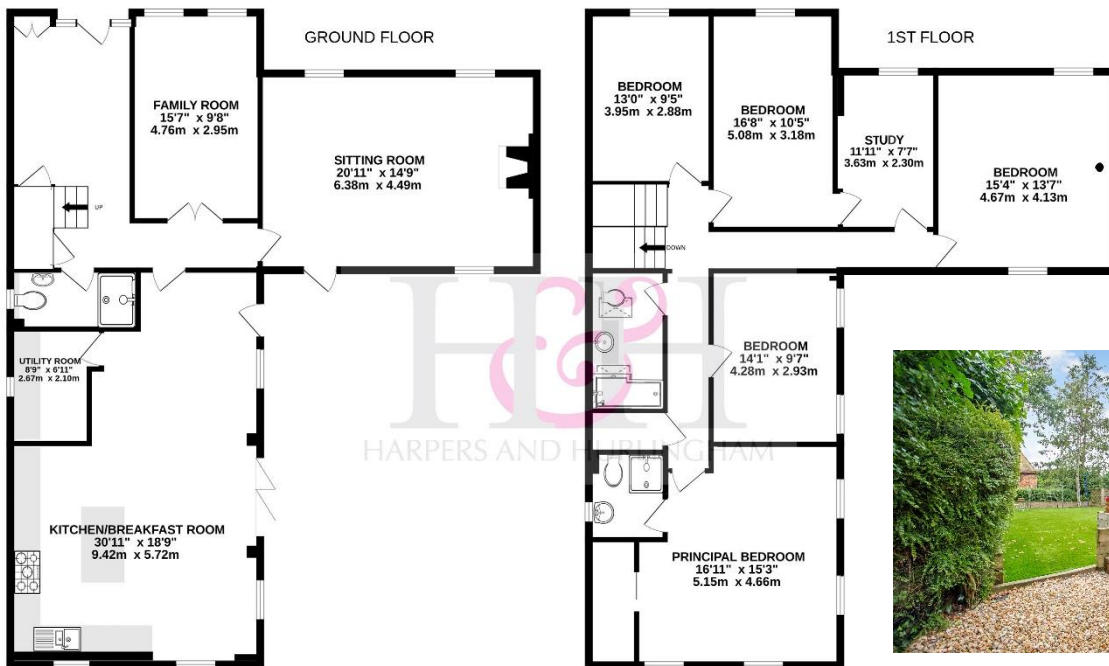
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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. More details can be obtained by visiting the website www.kent.gov.uk.

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.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2,487 SQ.FT. (231.19Q M)
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: D - full details available on request.

Tunbridge Wells Borough Council - Council Tax Band G

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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