



'Our Focus Determines Your Reality'



Cranbrook
Kent
TN17 3LZ



Entrance Hall * Open-Plan Kitchen/Sitting/Dining Room
Study * Snug * Utility Room * Cloakroom

Principal Bedroom with Ensuite and Walk-in Wardrobe
Three Further Double Bedrooms * Additional Bedroom
Family Bath/Shower Room

Enclosed Garden * Double Garage * Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

Providing versatile family accommodation, this attractive detached home is situated within walking distance of the centre of Cranbrook and the well-regarded Cranbrook School. Presented in immaculate order throughout, the property enjoys a peaceful tucked away setting.

The well-proportioned rooms provide comfortable family accommodation consisting of an entrance hall leading to a double aspect kitchen/sitting/dining room with a feature stone working fireplace and doors to the garden, study, snug, utility room with door to the garden and cloakroom on the ground floor.

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

Outside the driveway provides off road parking and leads to the detached double garage. The garden to the rear is enclosed, with a paved terrace and steps leading up to the elevated lawn where there are mature trees, and flower and shrub beds.



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.

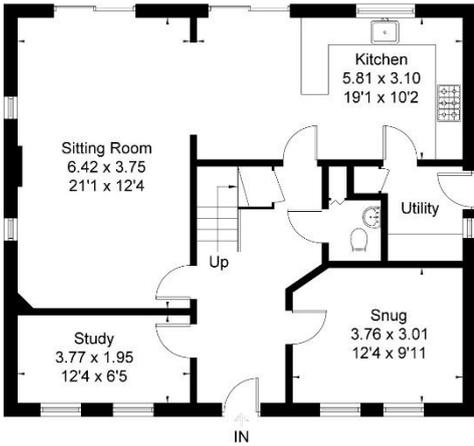
SCHOOLS AND CONNECTIONS

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.

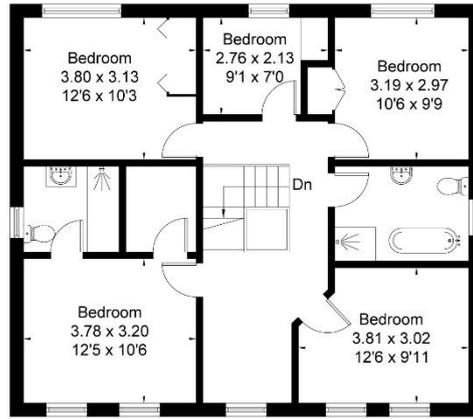
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



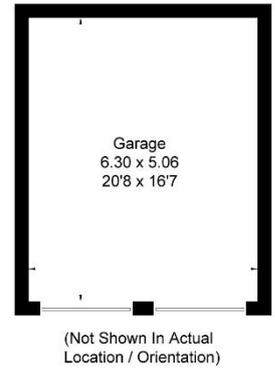
Approximate Floor Area = 167.6 sq m / 1804 sq ft
Garage = 31.8 sq m / 342 sq ft
Total = 199.4 sq m / 2146 sq ft



Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 311184



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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