



'Our Focus Determines Your Reality'



Cranbrook
Kent
TN17 3EB



Sitting Room * Dining Room * Kitchen * Utility/Cloakroom

Principal Bedroom * Further Double Bedroom * Family Bathroom

Enclosed Garden



CHARMING PERIOD, ATTACHED COTTAGE

This charming unlisted cottage is presented in immaculate order throughout and is believed to date from the mid-1800s. The cottage occupies a tucked away location in the centre of the sought-after Wealden town of Cranbrook, and benefits from an attractive enclosed garden.

The accommodation consists of a sitting room with fireplace and log burning stove, a dining room, a kitchen with door to the garden and utility/cloakroom, on the ground floor.

On the first floor there is principal bedroom and a family bathroom.

On the second floor there is a further double bedroom.

Outside a gate in a wooden fence opens to a courtyard and the front door. A gate opens into the attractive enclosed garden which is laid to lawn with paved terracing and mature flower and shrub beds.



CRANBROOK

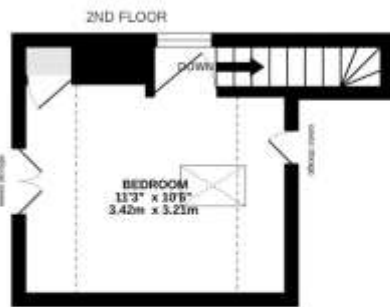
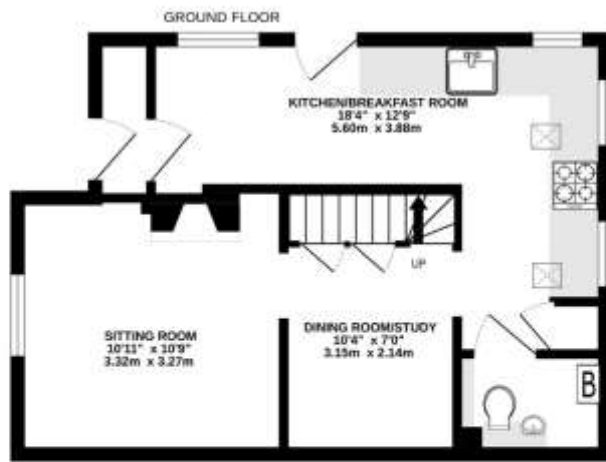
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

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 665.75Q.FT. (63.75Q.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)
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: E – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band B

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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