



'Our Focus Determines Your Reality'



Coursehorn Lane
Cranbrook
Kent
TN17 3NR



Entrance Hall * Sitting Room * Study
Kitchen/Breakfast/Family Room * Utility Room * Cloakroom

Principal Bedroom, Ensuite * Three Further Bedrooms
Family Bath/Shower Room

Enclosed Garden
Shared Ownership of Communal Eco Meadow and Pond
Three Private Parking Spaces



STUNNING CONTEMPORARY BARN CONVERSION

One of three properties created from the conversion of a Dutch barn in 2021. This stunning, contemporary barn is presented in immaculate order throughout and offers light-filled stylish accommodation with features paying homage to the agricultural heritage of the building.

The front door opens into an entrance hall, which in turn leads into the spacious kitchen/breakfast/family room with triple sliding doors opening onto a paved area, double sliding doors then open into the sitting room with a contemporary log burning fire; the ground floor is completed with a study, utility room and a cloakroom.

On the first floor there is a principal bedroom with built-in storage, double doors opening onto a Juliette balcony and an ensuite shower room, three further bedrooms and a family bath/shower room.

Outside there is an enclosed garden which enjoys far-reaching countryside views and is laid predominantly to lawn with a paved area and flower beds. A gate at the bottom of the garden opens into the communal eco meadow with a delightful wildlife pond.

The barn benefits from the remainder of the NHBC building warranty which is valid until 2033.



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 together with the local primary school. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich 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.



Meadow Barn



Gross Internal Area : 196.9 sq.m (2119 sq.ft.)



Ground Floor



First Floor



SERVICES

Mains electricity and water. Air Source Heat Pump underfloor heating. Klargester Sewage Treatment Plant. Fibre connected to the property.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: B

Monthly service charge £70 relating to the management of the communal meadow and pond.

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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