



'Our Focus Determines Your Reality'



Tenterden Road
Cranbrook
Kent
TN17 3PA



Sitting Room * Dining Room * Snug * Kitchen/Breakfast Room
Utility Room * Shower Room

Principal Bedroom * Four Further Bedrooms
Family Bath/Shower Room

Attractive Enclosed Garden * Shepherds Hut
Off Road Parking



ATTRACTIVE GRADE II LISTED DETACHED COTTAGE

Located on the outskirts of the sought-after Wealden Town of Cranbrook, this attractive Grade II Listed cottage is believed to date from the 17th century with later additions. Set in approximately 0.5 acres of enclosed garden, the cottage boasts a Shepherd's Hut which could be ideal as a home office.

With many period features from fireplaces to exposed beams throughout, the accommodation consists of a double aspect sitting room with exposed brick fireplace, snug, a triple aspect dining room with log burning stove and doors opening to the garden, double aspect kitchen/breakfast room also with a door to outside, a utility room with door to the garden and a shower room on the ground floor.

On the first floor there is a double aspect principal bedroom with direct access to the family bath/shower room, a double aspect guest room and three further bedrooms.

Outside the enclosed garden is laid predominantly to lawn with mature trees, flower and shrub beds and a paved terrace. There is ample off-road parking.



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.

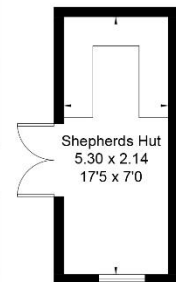
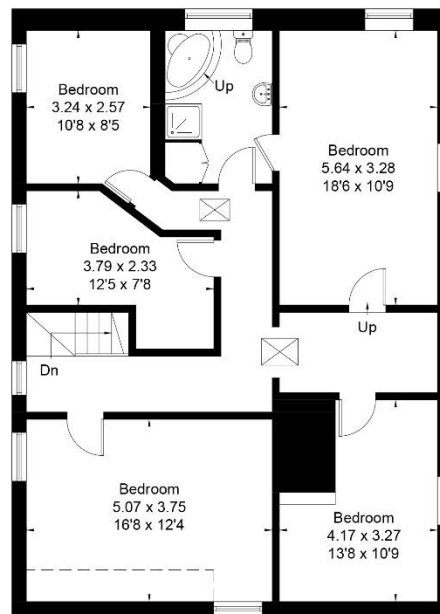
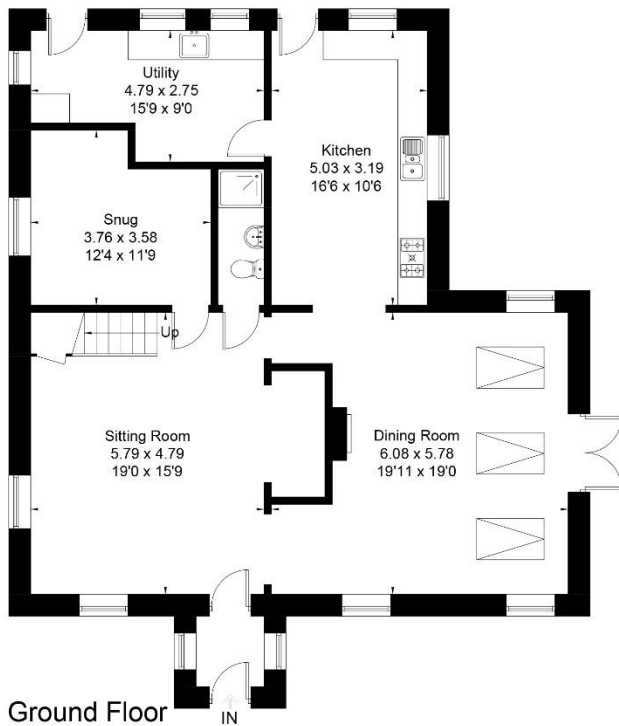
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



Approximate Area = 214.3 sq m / 2307 sq ft
Shepherds = 11.3 sq m / 122 sq ft
Total = 225.6 sq m / 2429 sq ft
Including Limited Use Area (2.5 sq m / 27 sq ft)



 = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 310867



SERVICES

Mains electricity and water. Oil fired central heating.

EPC Rating: n/a

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.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com