



'Our Focus Determines Your Reality'



Angley Road
Cranbrook
Kent
TN17 2LG



Sitting/Dining Room * Kitchen

Principal Bedroom * Nursery/Study
Family Bathroom

Enclosed Garden with Brick Outbuilding



CHARMING GRADE II LISTED COTTAGE

This charming Grade II Listed end of terrace cottage is believed to date from the 1640s. With period features throughout, the cottage is situated on the outskirts of the Wealden Town of Cranbrook, convenient for the school and main road and rail networks.

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

A character staircase leads to the first floor where there is a principal bedroom with exposed beams and a red brick fireplace, a nursery/study and a family bathroom.

Outside a gate opens onto a brick path leading across the garden to front door. The garden to the rear is laid to lawn with a brick terrace, flower beds and a brick outbuilding.



CRANBROOK

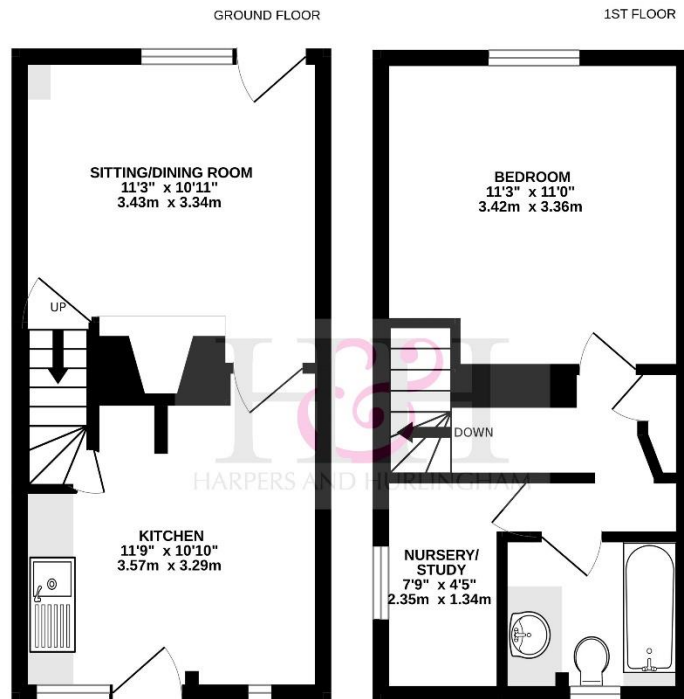
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





SERVICES

Mains electricity, water and drainage connected. Electric central heating.

EPC Rating: n/a

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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