



'Our Focus Determines Your Reality'



Dorothy Avenue
Cranbrook
Kent
TN17 3AY



Entrance Hall * Sitting Room * Kitchen/Dining Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom

Enclosed Garden with Terrace * Garage * Driveway Parking



UNIQUE ARCHITECT DESIGNED FAMILY HOME

A feature of this unique, architecturally designed family home is a double height glass entrance hall. Believed to date from the early 1980s, the property occupies a slightly elevated position on a no through road on the outskirts of the sought after Wealden Town of Cranbrook, within walking distance of the town centre and the well-regarded Cranbrook School.

The accommodation consists of the double height glass entrance hall, a galleried kitchen/dining room with doors opening to the terrace, sitting room with open fire and a floor to ceiling corner window, and a utility room and cloakroom, on the ground floor.

On the first floor there is a principal bedroom with ensuite shower, three further bedrooms, all with fitted wardrobes and one featuring a floor to ceiling corner window; there is also a family bathroom.

Outside the herringbone brick driveway leads to the detached garage and provides additional parking. The garden to the front of the property is tiered and laid to gravel interspersed with mature shrubs, a gate leads around to the textured gardens to the rear which enjoy raised flower and shrub beds, a paved terrace, a gravel terrace, and an area of lawn.



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

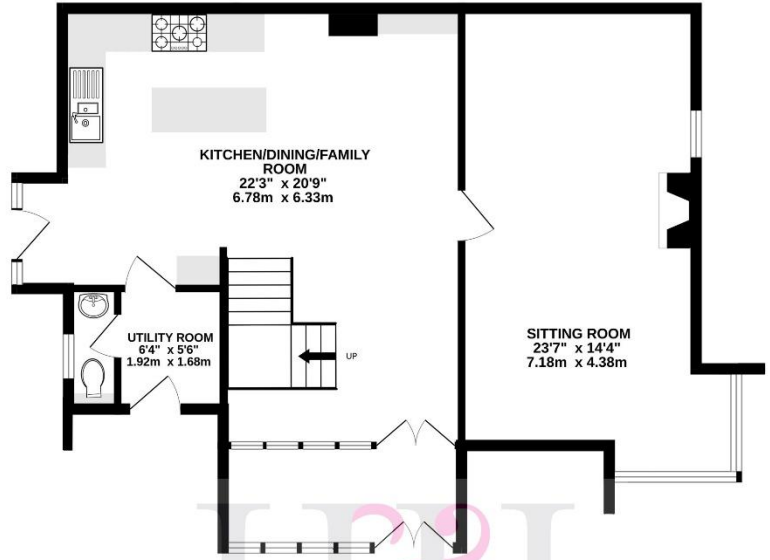
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

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.

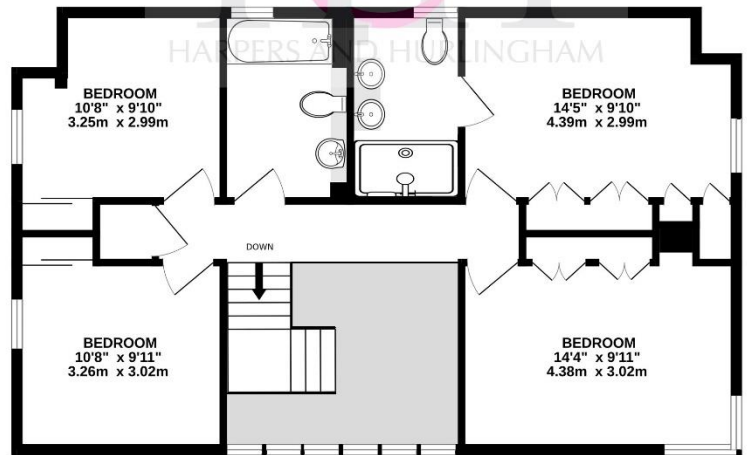




GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,699 SQ. FT. (157.93 SQ. 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 in the sale)
 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

Mains electricity, gas, water and drainage. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C – full details available on request.

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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