



'Our Focus Determines Your Reality'



Cranbrook
Kent
TN17 1HL



Entrance * Sitting Room * Dining Room * Kitchen
Utility Room * Boot Room * Cloakroom

Principal Bedroom * Two Further Double Bedrooms
Further Bedroom * Bathroom * Shower Room * Separate W.C.

Enclosed Garden * Garage * Off-Road Parking



STRIKING GRADE II LISTED TOWN HOUSE

Believed to date from the early 1600s, this striking Grade II Listed town house occupies a prominent position on the High Street in the sought after Wealden town of Cranbrook. Full of character with period features throughout the property spans three floors, benefits from a garage and off-road parking, and is within walking distance of the renowned Cranbrook School.

The accommodation consists of an entrance opening into a sitting room with square bay windows and parquet flooring, a dining room also with parquet flooring and in impressive inglenook fireplace, a double aspect kitchen, boot room, utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with dressing room, a double bedroom with vanity unit, a family bathroom, shower room and separate W.C. A staircase leads to the second floor with a double bedroom and a further bedroom.

A white picket fence surrounds the garden to the front with a gate opening onto a path leading to the front door. The enclosed garden to the rear is laid to lawn with a paved terrace and mature planting. There is a detached garage with potential to convert subject to the necessary planning permission and 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 = 165.3 sq m / 1779 sq ft
Garage = 32.9 sq m / 354 sq ft
Total = 198.2 sq m / 2133 sq ft
Including Limited Use Area (8.7 sq m / 94 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 317071



SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: E

A right of access, on foot only, exists for the Bakery, their tenants and 65 High Street to the side door.

Please note that it whilst it should not be assumed that any fixtures and fittings are automatically included within the sale, the vendor has indicated that the curtains, carpets and fixture and fittings are included in the sale of this property.



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