



'Our Focus Determines Your Reality'



Chalk Lane  
Cranbrook  
Kent  
TN17 2QE



Entrance Hall \* Sitting Room \* Study/Family Room  
Kitchen/Dining Room \* Utility Room \* Shower Room

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Principal Bedroom \* Four Further Bedrooms \* Family Bathroom  
Family Shower Room

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Grounds Approximately 0.9 Acres \* Detached Double Garage  
Covered Heated Swimming Pool \* Sauna \* Studio \* Off Road Parking





## ATTRACTIVE PERIOD COTTAGE

Built in 1902 with later additions, this attractive period cottage spans three storeys and is situated on the outskirts of the sought after Wealden town of Cranbrook. Sitting in approximately 0.9 acres, in addition to the cottage there is a detached double garage, covered heated swimming pool, sauna and studio.

The accommodation consists of an entrance hall, double aspect sitting room with doors to the garden and fireplace with log burning stove, double aspect study/family room, triple aspect kitchen/dining room, utility room with door to outside and a shower room on the ground floor.

On the first floor, there is a triple aspect principal bedroom, two further double bedrooms, a study/bedroom, a family bathroom, and a family shower room. There is a further double bedroom on the second floor.

Outside a gated gravel driveway provides ample off-road parking together with a double garage. An area of lawn adjoins the driveway together with mature flower and shrub beds. Sitting in approximately 0.9 acres, the enclosed garden to the rear is laid to lawn interspersed with mature trees and flower and shrub beds. There is a paved patio which houses a covered heated swimming pool. Attached to the garage is a sauna and there is a detached studio.



## 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.





## Rookhurst Cottages, TN17

Approximate Gross Internal Area = 209 sq m / 2252 sq ft  
Approximate Garage Internal Area = 39 sq m / 416 sq ft  
Approximate Outbuilding Internal Area = 16 sq m / 170 sq ft  
Approximate Total Internal Area = 264 sq m / 2838 sq ft  
(excludes sauna)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### SERVICES

Mains electricity and water. Oil fired central heating. Electric underfloor heating. Shared Klargestor sewage treatment system located in the neighbour's garden.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

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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