



‘Our Focus Determines Your Reality’



Tenterden Road
Cranbrook
Kent
TN17 3PA



Entrance Hall * Sitting Room * Family Room * Study
Kitchen/Dining Room * Utility Room * Two Cloakrooms

Galleried Landing * Principal Bedroom Ensuite
Three Further Double Bedrooms all Ensuite

Grounds approximately 0.6 Acres * Garden Bar with Serving Hatch
Indoor Swimming Pool * Two Showers * W.C.
Annexe – Kitchen/Sitting Room * Shower Room * Double bedroom
Double Open Bay Garage



STRIKING FAMILY HOME WITH LEISURE FACILITIES

Tucked away behind a wooden fence and electric gates, this striking, modern 3,000sq.ft. home comes complete with a one-bedroom annexe, a detached indoor swimming pool and a garden bar. Completed in the late 2010s with later additions including the annexe, the property provides well-proportioned light-filled rooms presented in immaculate condition throughout.

The front door opens into a spacious entrance hall which leads in turn to a double aspect sitting room with double tri-fold doors to the veranda which runs around the perimeter of the property, a double aspect family room with tri-fold doors and a study with tri-fold doors, also both open onto the veranda; the light-filled double aspect kitchen/breakfast/dining room with triple sets of folding doors bringing outside in, a utility room with door to outside and two cloakrooms complete the ground floor.

Stairs lead from the entrance hall to the first floor galleried landing where there is a principal bedroom with built-in storage and high quality ensuite bath and shower room together with three further double bedrooms, each also benefitting from built-in storage and high quality ensuite bath and shower rooms.



OUTSIDE

Electric gates open in the close slat wooden fencing, onto the brick laid driveway which leads to the detached double open bay garage, adjoins the path leading around the property, and then on to the detached annexe and the indoor swimming pool.

The attractive grounds amount to approximately 0.6 acres of manicured lawn with areas of terrace.

Four sets of folding doors open the pool house to the garden where there is a terrace and access to the garden bar. Within the pool house there is the swimming pool, a sitting area, two showers, a w.c., chemical store and boiler house.

The detached annexe provides an open-plan kitchen/sitting/dining room with bi-fold doors opening to the garden, the ground floor is completed with a shower room. The first-floor double bedroom can be approached from staircases both inside and out. There is an attached storeroom.



CRANBROOK

Cranbrook, one of the most picturesque small towns in the Weald is 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.

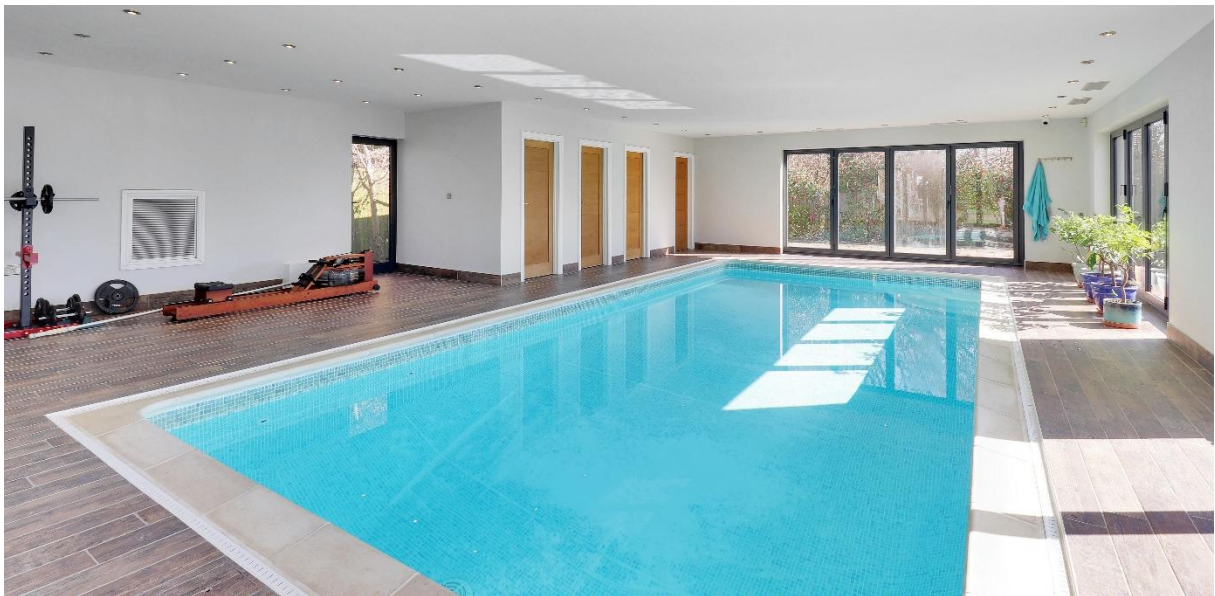
SCHOOLS AND CONNECTIONS

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, High Weald Academy 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.









Golford Stables



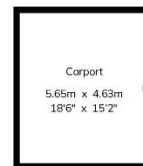
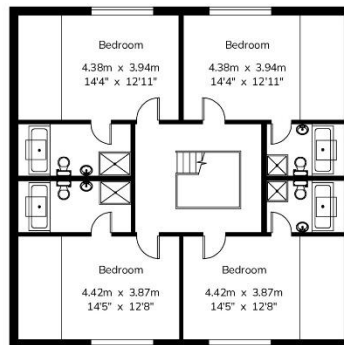
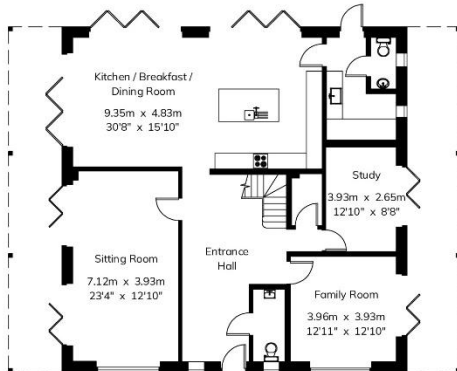
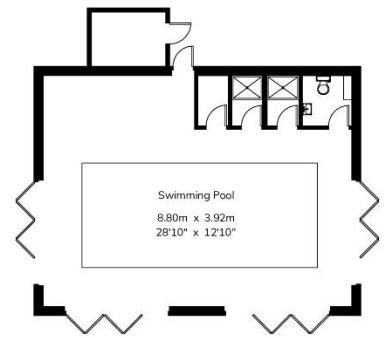
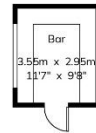
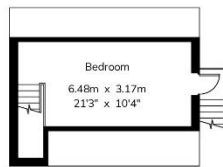
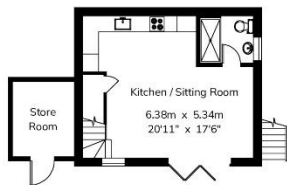
House - Gross Internal Area : 301.4 sq.m (3244 sq.ft.)

Annexe - Gross Internal Area : 64.0 sq.m (688 sq.ft.)

Swimming Pool Complex - Gross Internal Area : 109.4 sq.m (1177 sq.ft.)

Carport - Gross Internal Area : 27.2 sq.m (292 sq.ft.)

Bar - Gross Internal Area : 10.4 sq.m (111 sq.ft.)



For Identification Purposes Only.

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SERVICES

Mains electricity and water. LPG fired central heating. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band G

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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