



'Our Focus Determines Your Reality'



Tenterden Road
Cranbrook
Kent
TN17 3PA



Sitting Room * Conservatory * Kitchen/Dining Room
Utility Room * Boot Room * Cloakroom
Principal Bedroom, Ensuite * Two Further Double Bedrooms
Family Bathroom

Garden and Grounds Approximately One Acre * Summerhouse
Home Office * Garden Store
Extensive Garaging with Scope subject to P.P. * Workshop



SINGLE STOREY HOME IN ELEVATED POSITION

This deceptively spacious single storey family home occupies an elevated position on the outskirts of the much sought after Wealden town of Cranbrook. Sitting in grounds of approximately one acre, the property benefits from not only a home office and Summerhouse but also extensive garaging which subject to the necessary permissions could possibly be developed to create additional accommodation.

The accommodation consists of an entrance hall, sitting room with fireplace and log burning stove, a conservatory, double aspect kitchen/dining room, double aspect utility room with door to outside, double aspect boot room with door to the garden and a cloakroom. There is an inner hallway, with a light well, which is currently used as a study and leads to the triple aspect principal bedroom with doors to the garden and an ensuite shower room, there are two further double bedrooms and a family bathroom which also benefits from a light well.

An expanse of lawn bordered with mature hedging and flower and shrub beds sweeps from the road to the front of the property and adjoins the driveway which carries on past the property to the garaging. The garden to the rear is again laid to lawn bordered with mature hedging, an ornamental pond, flower and shrub beds, terracing, a Summerhouse, garden store and home office. At the end of the drive there is a block of five garages and a workshop together with two further detached garages.



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

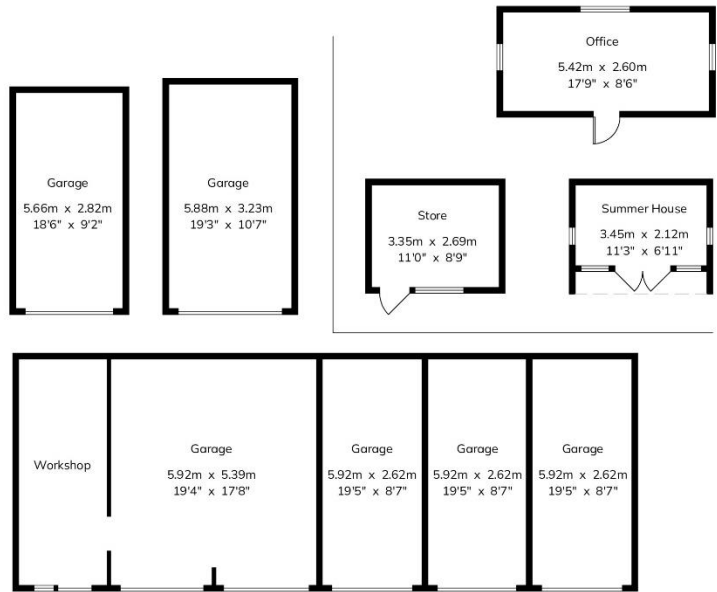
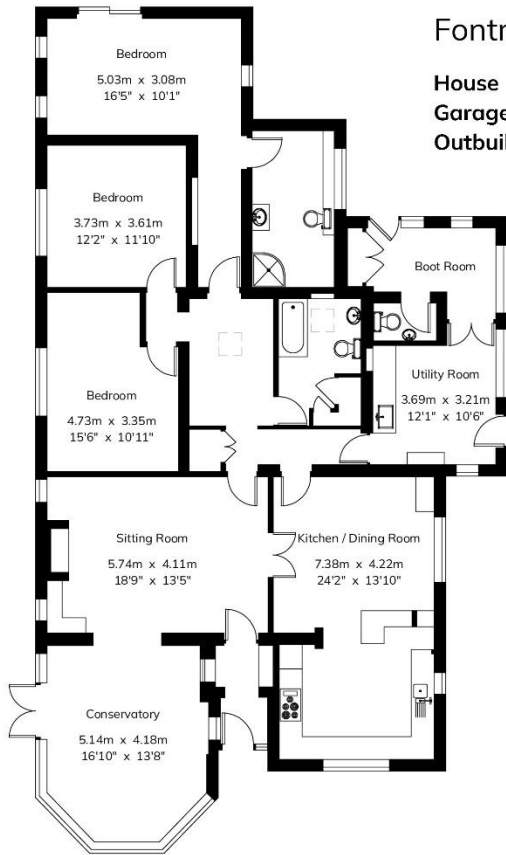
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

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.



Fontmell

House - Gross Internal Area : 192.9 sq.m (2076 sq.ft.)
Garage's - Gross Internal Area : 130 sq.m (1399 sq.ft.)
Outbuildings - Gross Internal Area : 30.3 sq.m (326 sq.ft.)



For Identification Purposes Only.

© 2024 Trueplan (UK) Limited (01892) 614 881



SERVICES

Mains electricity and water. LPG for central heating. Klargester Sewage Treatment Plant.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com