



'Our Focus Determines Your Reality'



HIGH STREET
Cranbrook
Kent
TN17 3EJ



Sitting Room * Dining Room * Kitchen/Breakfast Room * Cloakroom

Two First Floor Double Bedrooms * Family Bathroom
Second Floor Double Bedroom

Front Courtyard Style Garden



CHARMING GRADE II LISTED COTTAGE

This charming Grade II Listed cottage spans three floors and is surprisingly spacious. Enjoying period features, from exposed beams and floorboards to fireplaces, throughout, the cottage also benefits from the comforts of modern living. Occupying a convenient high street location in the sought after Wealden Town of Cranbrook, the cottage is within walking distance of the well-regarded Cranbrook School.

The accommodation consists of a sitting room with exposed beams, fireplace and bay window, a dining room with exposed beams and floorboards, brick fireplace and bay window, a kitchen/breakfast room with exposed beams and door to outside and a cloakroom on the ground floor.

On the first floor there are two double bedrooms each with exposed beams and floorboards and one with a fireplace, the family bathroom is also on this floor.

A staircase leads to the second floor where there is a double bedroom with exposed beams and access to the attic storage.

Outside the courtyard style garden is bordered with a white picket fence, a gate opens onto a path and steps leading to the front door.



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.

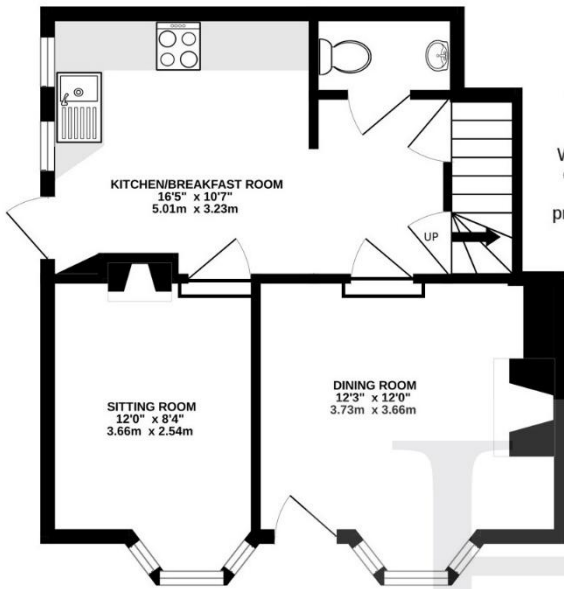
SCHOOLS AND CONNECTIONS

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

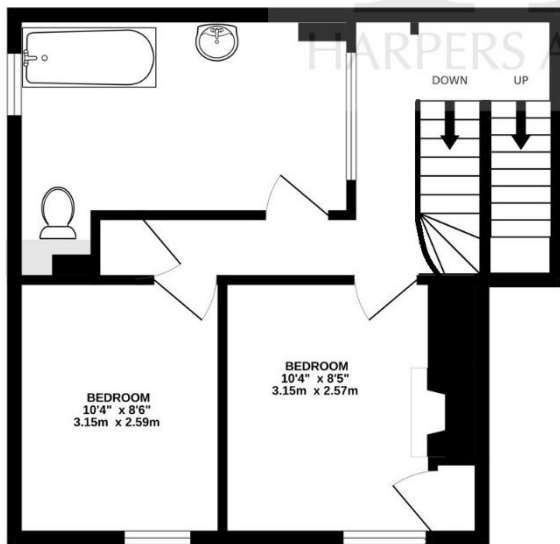


GROUND FLOOR

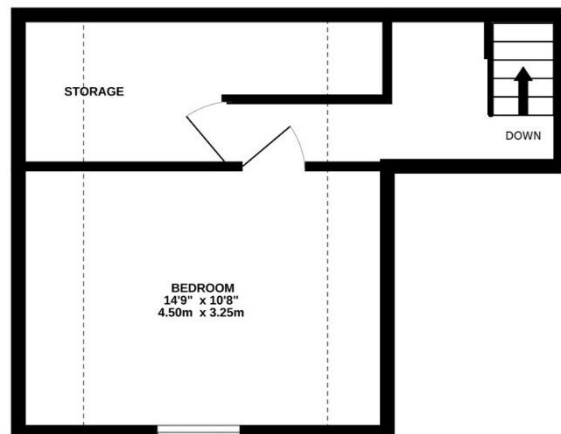


TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,192.24Q.FT. (110.76SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst 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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1ST FLOOR



2ND FLOOR



SERVICES

All mains services connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: n/a

Flying freehold

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