



‘Our Focus Determines Your Reality’





Paley Lane  
Cranbrook  
Kent  
TN17 2LX



Entrance Hall \* Sitting Room \* Kitchen/Breakfast Room \* Study  
Utility Room \* Cloakroom

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Principal Bedroom Ensuite  
Three Further Bedrooms, Family Bathroom

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Grounds just under 0.25 Acres  
Double Open Bay Garage



## ATTRACTIVE DETACHED FAMILY HOME IN RURAL LOCATION

Originally dating from the early 1970s, this attractive detached family home underwent a top to toe renovation and was extended in 2013/14 by a local developer. Although occupying a rural country lane location, the property is not isolated and being on the outskirts of the popular Wealden Town of Cranbrook is convenient for the mainline station at Staplehurst and the highly regarded Cranbrook School.

The accommodation consists of an entrance hall, triple aspect sitting room with doors to the terrace and fireplace with log burning stove, a study, a triple aspect kitchen/breakfast room, utility room and cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite shower room, three further bedrooms and a family bathroom.

Gates open onto a gravel drive which leads to the double open bay garage and provides additional off-road parking. Steps lead down from the drive to a paved path which continues around the property to a terrace. The garden is predominantly laid to lawn and bordered with mature well-established hedging.





## 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.

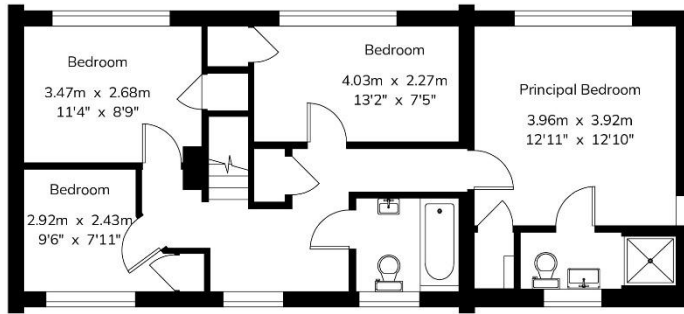
## SCHOOLS AND CONNECTIONS

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, St Ronans, and Dulwich School.

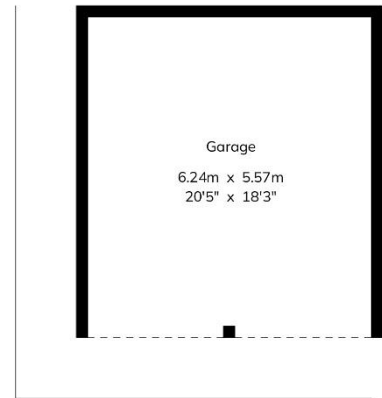
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.





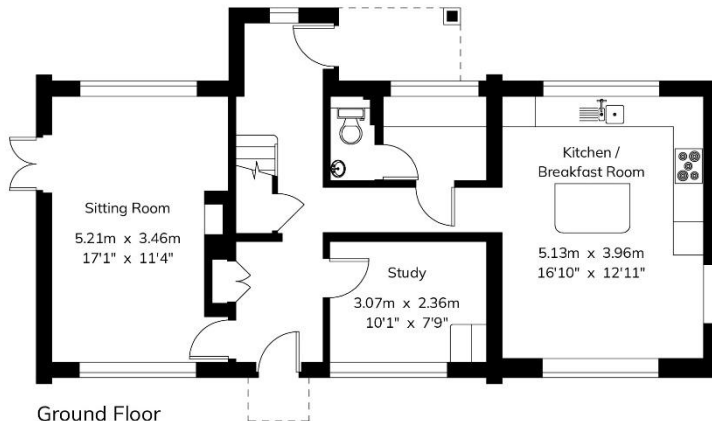


First Floor



## Redwater Cottage

House - Gross Internal Area : 135.9 sq.m (1462 sq.ft.)  
Garage - Gross Internal Area : 35.1 sq.m (377 sq.ft.)



Ground Floor



For Identification Purposes Only.  
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## SERVICES

Mains electricity. Private metered water. Oil fired central heating. Klargester Sewage Treatment Plant.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C

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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