



'Our Focus Determines Your Reality'



Wilsley Green
Cranbrook
Kent
TN17 2LG



Sitting Room * Dining Room * Fitted Kitchen

Principal Bedroom with Dressing Room
Further Double Bedroom with Dressing Room * Family Bathroom

Enclosed Garden * Garden Store



ATTRACTIVE PERIOD, TERRACE COTTAGE

Believed to date from the 17th century this Grade II Listed cottage is located on the outskirts of the popular town of Cranbrook within walking distance of the Town Centre. From exposed beams to an inglenook fireplace. The cottage benefits from front and rear gardens together with views over the orchards beyond.

Spanning three floors, the accommodation exhibits period features throughout and consists of a sitting room with exposed beams and an inglenook fireplace with brick hearth, a dining room with doors opening into a rear porch and a fitted kitchen on the ground floor.

On the first floor a landing leads to a principal bedroom with ensuite dressing room and built-in storage and a family bathroom. A further double bedroom with ensuite dressing room is located on the second floor.

Outside there is an area of lawn to the front of the property bordered with flower and shrub beds and a path leading to a front porch. The enclosed garden to the rear is laid predominantly to lawn with mature flower and shrub beds and a raised terrace.



CRANBROOK

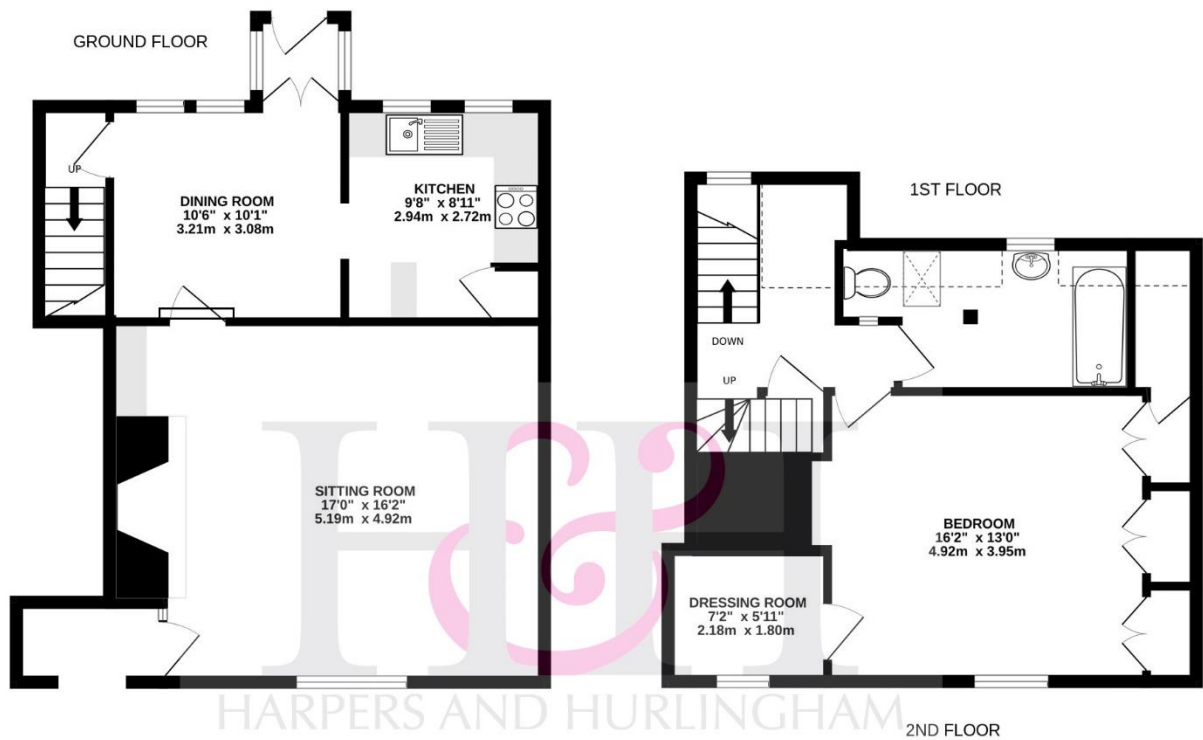
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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.





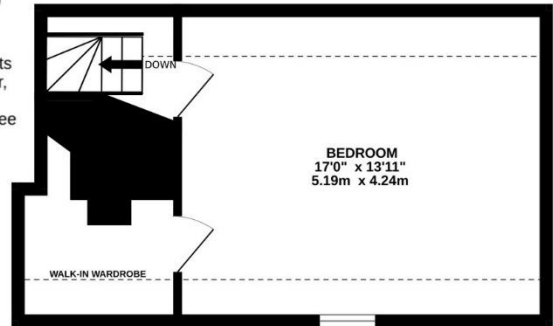
TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,446.1SQ.FT. (134.4SQ.M.)

(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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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: n/a

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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