



‘Our Focus Determines Your Reality’





Angley Road  
Cranbrook  
Kent  
TN17 2LE



Drawing Room \* Kitchen/Dining/Family Room Utility Room \* W.C.

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Principal Bedroom with Ensuite  
Further Double Bedroom with Ensuite \* Minstrels' Gallery/Bedroom

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Ample Off Road Parking \* Enclosed Garden \* Summerhouse





## GRADE II\* LISTED HISTORICAL HOME

Comprising two parts, an original early 1700s stable block followed by a grand dome room extension built in 1869 for entertaining, the property was the studio and gallery of the artist John Calcott Horsley, illustrator and designer of the world's first Christmas card. This unique property was created by the renowned architect Richard Norman Shaw.

Staggered across four floors with short interconnecting wide staircases, the accommodation consists of a lower ground floor providing a double aspect principal bedroom with ensuite bathroom and door to the garden, a further double bedroom with ensuite shower room and a separate w.c.

Stairs lead up to a landing from which steps lead to the dome room a double aspect drawing room with herringbone fireplace and stunning grade II\* listed wagon vaulted ceiling.

A staircase from the landing leads to the first floor kitchen/dining/family room which overlooks the drawing room, a utility room and a door leading to an exterior staircase. Further stairs lead to the second floor minstrels' gallery to the drawing room. Shutters have been added to the gallery allowing for a third bedroom.

Outside there is ample off road gated parking. A path leads from the parking area to a door opening directly into the drawing room whilst another leads around the property to an enclosed established garden with mature trees and shrubs, lawn and a Summerhouse.





## 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.

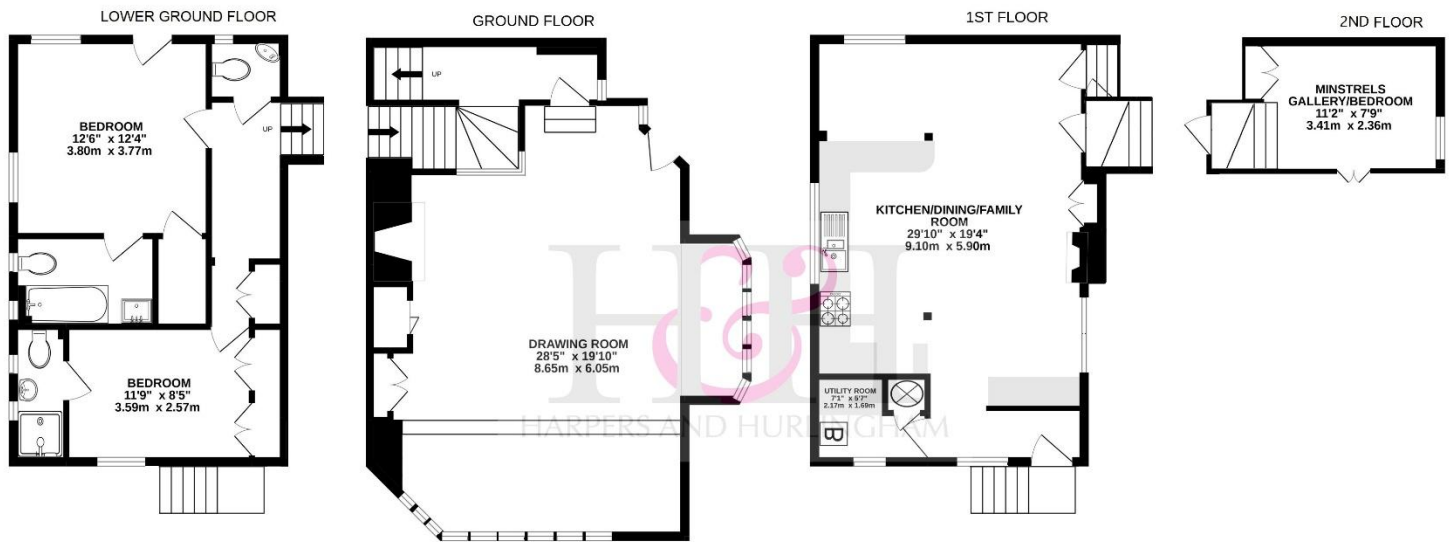
## SCHOOLS AND CONNECTIONS

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.







TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1,787.3SQ.FT. (166SQ.M.)  
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
(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

Mains electricity, gas, water and drainage. Gas fired central heating.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band E

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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