



'Our Focus Determines Your Reality'



Rectory Lane
Cranbrook
Kent
TN17 3JU



Entrance Hall * Sitting Room * Dining Room
Kitchen * Shower Room

Principal Bedroom * Two Further Double Bedrooms
Family Bathroom

Walled Courtyard Style Garden
Tandem Double Garage * Off Road Parking



DELIGHTFUL DETACHED TUCKED AWAY COTTAGE

Tucked away in the centre of Cranbrook, this attractive, detached cottage is convenient for all local amenities, and enjoys views over towards the Cranbrook Museum.

The well-proportioned accommodation consists of an entrance hall opening into the dining room with a bay window and then opens into the fitted kitchen where a door opens to the garden; there is a double aspect sitting room with bay window, fireplace and double doors opening into a conservatory and also on the ground floor is a shower room.

On the first floor there is a principal bedroom with built-in storage, two further double bedrooms, again both with built-in storage, and a family bathroom.

Outside the drive provides ample off-road parking and leads to the front door and the tandem garage. A gate leads through to the courtyard style garden to the rear, which is paved and walled, with raised beds and mature hedging.

An added benefit of the location is that the renowned Cranbrook School is within easy walking distance.

Planning permission exists to remove the conservatory and convert part of the garage to a garden room and shower room with the existing shower room becoming a utility room. TWBC ref: 24/01758/FULL



CRANBROOK

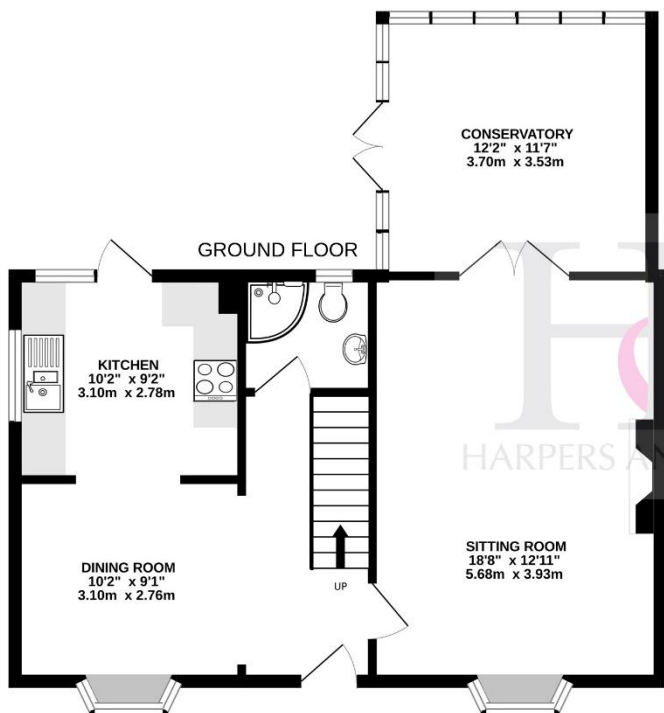
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

SCHOOLS AND CONNECTIONS

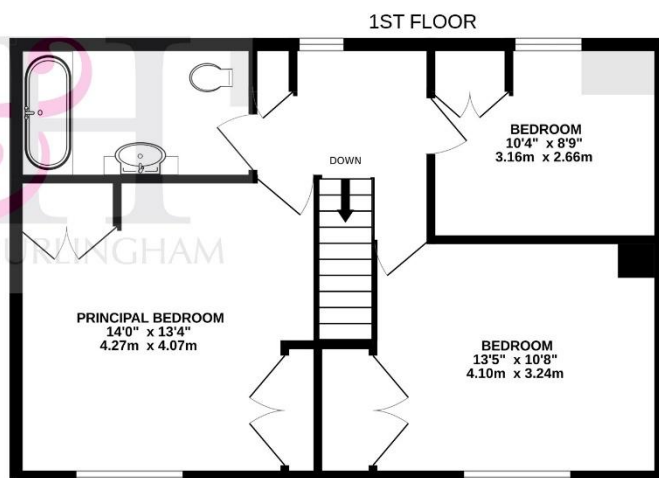
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town together with the local primary school. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich School.

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 FLOOR AREA 1,245.4 SQ.FT. (115.7 SQ.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 now 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 services connected. Gas fired central heating.

EPC Rating: D – full details available on request

Tunbridge Wells Borough Council - Council Tax Band F

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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