



'Our Focus Determines Your Reality'



The Tanyard
Cranbrook
Kent
TN17 3HT



Entrance Hall * Sitting/Dining Room
Kitchen/Breakfast Room
Principal Bedroom * Further Bedroom
Family Bathroom

Enclosed Garden * Garden Store



CHARMING SINGLE STOREY PROPERTY

Situated in a tucked away town centre location, this charming single storey home is believed to date from the late 19th century with later additions. Recently refurbished, the well-proportioned property occupies an elevated position accessed via steps from The Tanyard and within walking distance of the town and Cranbrook School.

The accommodation consists of a porch opening into an entrance hall, a sitting/dining room with archway feature and fireplace with log burning stove and a double aspect kitchen/breakfast room with doors opening into the garden; completing the layout, there is a principal bedroom, a further bedroom and a family bathroom.

From the footpath, a gate opens in a close slat wooden fence into the garden to the front, steps lead up to the front door. A gate opens into the garden to the rear which is enclosed with paved terracing and a path which leads to a garden store. Both the garden to the front and rear are a blank canvass.



CRANBROOK

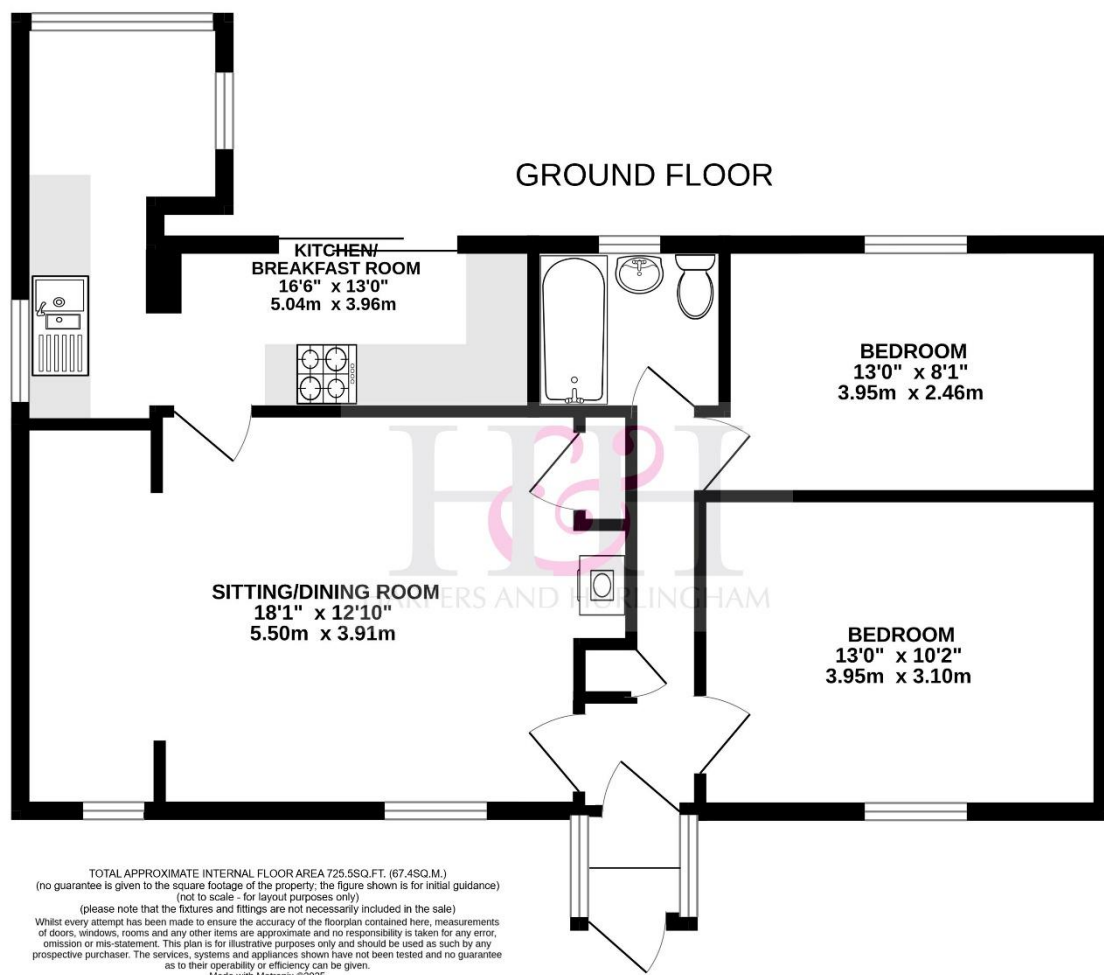
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





SERVICES

All utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band B

EPC Rating: E

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