



‘Our Focus Determines Your Reality’



Swattenden Lane
Cranbrook
Kent
TN17 3PR



Entrance Hall * Sitting/Dining Room * Family Room
Two Studies * Library * Kitchen/Breakfast Room * Utility Room
Shower Room

Principal Bedroom, Ensuite
Four Further Double Bedrooms, One Ensuite
Family Bath/Shower Room

Grounds just under 1.25 Acres * Terrace * Heated Swimming Pool
Wildlife Pond * Garage * Off-Road Gated Parking



STYLISH SINGLE STOREY FAMILY HOME

This stylish single storey property provides a light, spacious, contemporary family home utilising bi-fold doors and glass to connect with outside and the mature gardens.

Lending itself to any number of configurations, a feature of the versatile accommodation is the fitted kitchen/breakfast room opening into the stunning vaulted sitting/dining room with exposed floorboards, fireplace with log burning stove and glass bi-fold doors opening on two sides extending the living space seamlessly onto the terrace and heated swimming pool, creating a great space for entertaining. Currently the study opens into the sitting/dining room and has doors opening into a double aspect family room with fireplace; there is also a utility room, shower room and library which leads to the bedroom wing.

The bedrooms consist of a double aspect principal bedroom with ensuite shower and doors to the garden, four further double bedrooms, one with an ensuite shower and two with vanity units with wash hand basins, a family bath/shower room and completing the accommodation a second study with doors to outside.

Double gates open onto a gravel driveway which leads to the garage and provides ample off-road parking. The mature garden wraps around the property, is laid to lawn with an area of wild meadow bordering a wildlife pond, a variety of apple trees, a BBQ terrace and a paved terrace surrounding the heated swimming pool, in all just under 1.25 acres.



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.



Pippins, Cranbrook

Gross internal area (approx) 226.4 sq m/ 2436 sq ft

Garage 10.9 sq m/ 117 sq ft

Total 237.3 sq m/ 2553 sq ft



SERVICES

Mains electricity, gas and water connected. Gas fired central heating. Zone controlled underfloor heating. Private sewage treatment plant.

Solar photovoltaics

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: D

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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