

CRANBROOK KENT



COURSEHORN LANE, CRANBROOK, KENT TN17 3NR

Grade II Listed Barn in Rural Location

Drawing Room * Dining Room * Kitchen/Breakfast Room * Cloakroom

Master Bedroom * Two Further Bedrooms * Family Bath and Shower Room
Family Shower Room

Attic Bedroom * Attic Storage

Gardens Approximately One Acre * Utility Room * Study * Garaging

Believed to date from the 17th century and having been converted in 1984, this charming Grade II Listed barn is located on a no through road country lane on the outskirts of Cranbrook.

Boasting many period features, the accommodation consists of a double aspect drawing room with log burning stove, a dining room, a kitchen/breakfast room and a cloakroom on the ground floor. A utility room and study situated externally and are accessed via the kitchen door.

On the first floor there is a double aspect master bedroom with built-in wardrobes and vaulted ceiling, two further bedrooms, a family bath and shower room and a separate family shower room. A staircase leads to the second floor where there is a bedroom and an attic store.

Outside a gravel drive provides off road parking and leads to the double open bay garage which is attached to the study.

Of approximately 1 acre, the garden is laid predominantly to lawn bordered with mature hedging. There is a paved terrace and a pond. Steps bordered with flower beds lead from the drive to and the lawn. A gate leads to the enclosed kitchen garden which is paved with raised beds and gravel walkways.

This charming barn is located within the much sought after Cranbrook School Catchment Area and Dulwich Prep School.

Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

TN17 3HE

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For all day to day needs there is the nearby town of Cranbrook which is renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. and within walking distance to all the towns amenities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as a number of Grammar Schools.

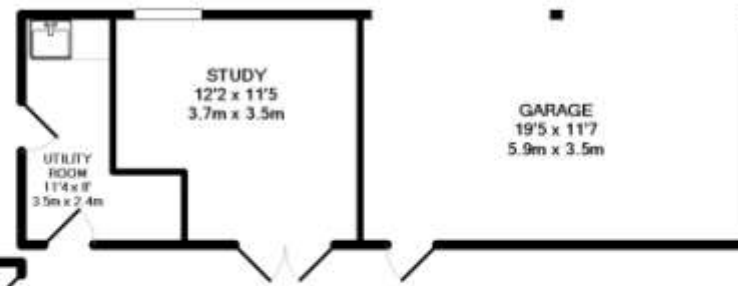
The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.

TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (excluding study, utility and garage) 2059.15Q.FT. (191.35Q.M)

(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 floor plan contained here, measurement 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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Mains electricity and water.
Private drainage. Oil fired central heating. LPG for cooking.

EPC Rating: n/a

Tunbridge Wells Borough Council -
Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.





