



'Our Focus Determines Your Reality'





Cranbrook  
Kent  
TN17 3LZ



Entrance Hall \* Sitting Room \* Dining Room \* Study \* Kitchen  
Utility Room \* Cloakroom

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Principal Bedroom with Ensuite \* Five Further Bedrooms  
Family Bath and Shower Room

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Garden to Front and Rear \* Double Garage \* Off Road Parking



## ATTRACTIVE DETACHED FAMILY HOME

This attractive, detached family home occupies a tucked away location just on the edge of the town centre of Cranbrook sought after for many reasons, not least, the renowned Cranbrook School.

The well-proportioned rooms provide comfortable family accommodation consisting of an entrance hall leading to a double aspect sitting room with fireplace and doors to the garden, a dining room with bay window, study, kitchen, utility room with door to the garden and cloakroom on the ground floor. On the first floor there is a principal bedroom with ensuite shower room and built-in storage, two further double bedrooms both with built-in storage, a further bedroom and a family bath and shower room. There are two further bedrooms on the second floor.

Outside there is an area of lawn adjoining the driveway which provides off road parking and leads to the double garage. The garden to the rear is enclosed, laid to lawn with a brick terrace and pergola.





## 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.

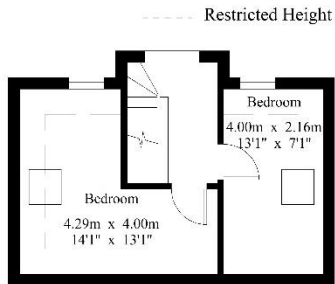
## SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School. More details can be obtained by visiting the website [www.kent.gov.uk](http://www.kent.gov.uk).

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.



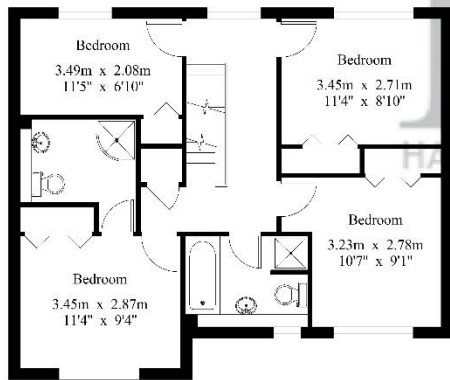




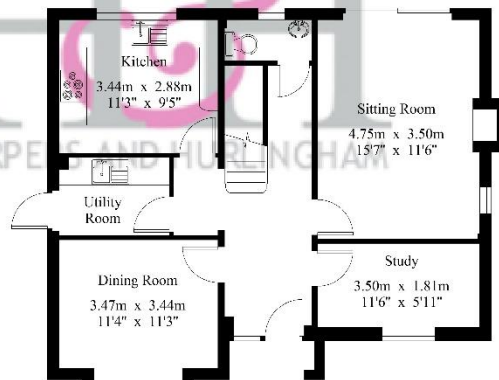
Second Floor

## 20 Joyce Close

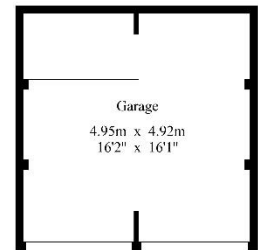
**Gross Internal Area : 157.1 sq.m (1,691 sq.ft.)**  
*(Not including Garage)*



First Floor



Ground Floor



For Identification Purposes Only.  
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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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