

CRANBROOK KENT





HARTLEY ROAD, CRANBROOK, KENT TN17 3QP

Striking Victorian Style Detached Family Home

Entrance Hall * Drawing Room * Sitting Room * Playroom * Dining Room
Study * Kitchen/Breakfast/Family Room * Utility Room * Cloakroom

Master Bedroom with Dressing Area and Ensuite Bath and Shower Room
Two Double Bedrooms * Family Bathroom

Two Double Attic Bedrooms * Family Bathroom

Gardens * Double Garage with Room Above

Cranbrook School Catchment Area

Harpers and Hurlingham

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Dating from the late 1920's with later additions, this striking Victorian style detached family home is located on the outskirts of the popular Wealden Town of Cranbrook.

Filled with light and presented in immaculate order throughout, the accommodation consists of an entrance hall with the original checkerboard tiled floor, a double aspect drawing room with contemporary fireplace, a wood paneled sitting room with hidden storage and hidden door leading to a playroom, a study, a vaulted dining room, a stunning kitchen/breakfast/ family room with doors to the terrace, a utility room and a cloakroom on the ground floor.

On the first floor there is a master bedroom with dressing area and ensuite bath and shower room, two further double bedrooms and a family bathroom.

A staircase leads to two double attic bedrooms and a further bathroom.

Outside the drive leads to an area of off road parking adjoin lawn which is bordered with mature hedging. Double wooden gates open onto an additional area of off road parking which leads to the double garage, with cloakroom and home office above. The enclosed gardens are laid predominantly to lawn bordered with mature hedging. Adjoining the lawn there is a stone terrace bordered with well stocked flower and shrub beds.

This striking house is located in the much sought after Cranbrook School Catchment Area.



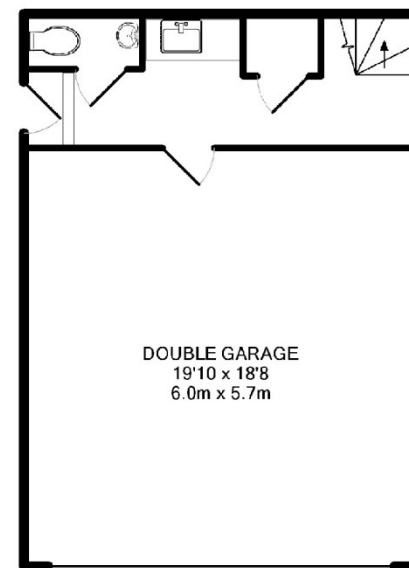
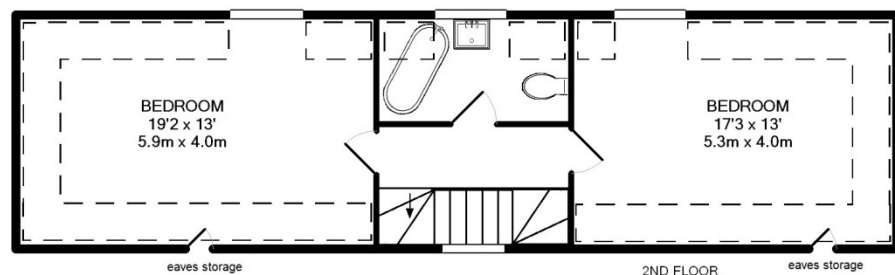
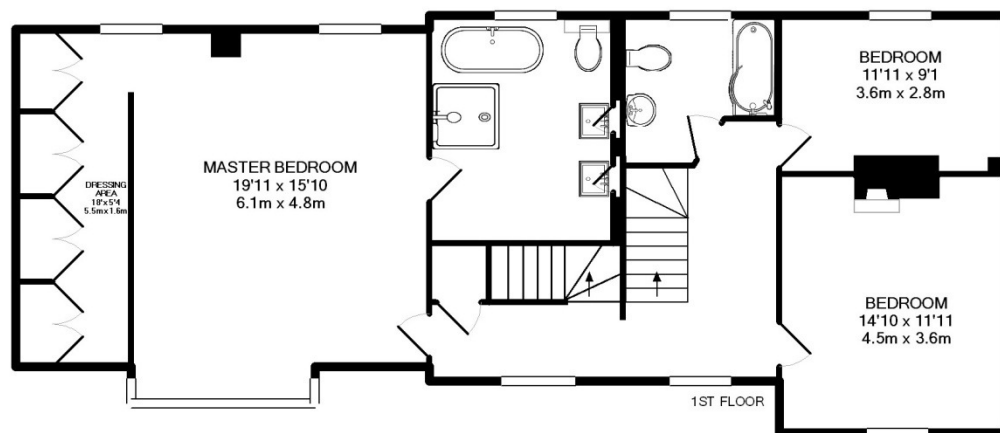
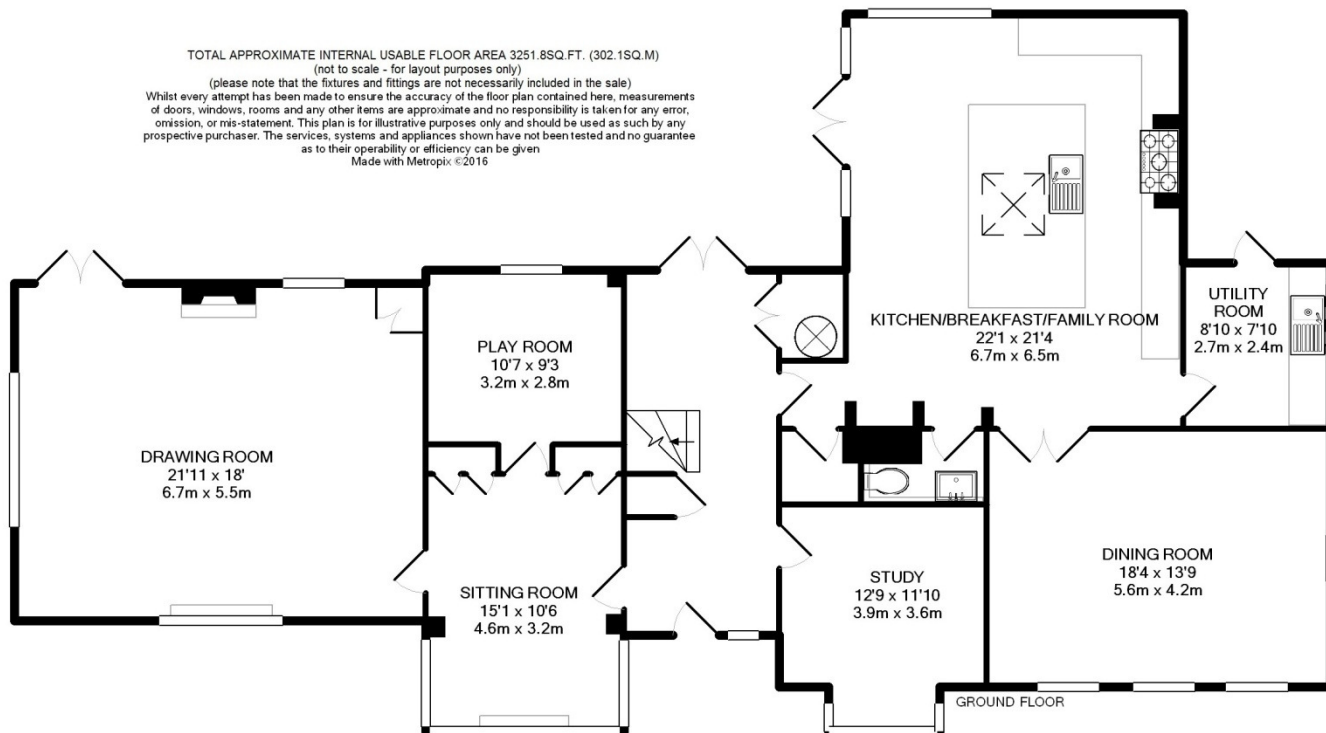
The property is conveniently located on the outskirts of Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century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

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, High Weald Academy and Dulwich Prep School.

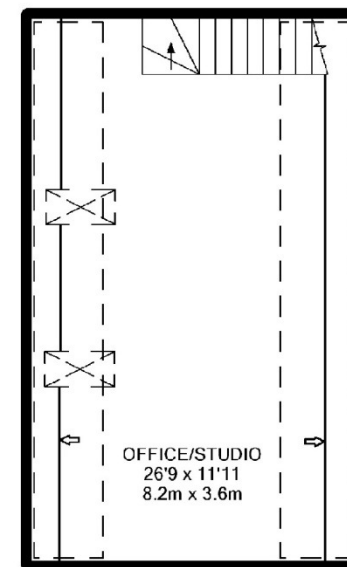
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 3251.8SQ.FT. (302.1SQ.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, 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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GROUND FLOOR



1ST FLOOR

Energy Performance Certificate

Hadleigh, Hartley Road, CRANBROOK, TN17 3QP
Dwelling type: Detached house
Date of assessment: 16 May 2016
Date of certificate: 16 May 2016
Reference number: 8528-6225-5360-5696-4996
Type of assessment: RdSAP existing dwelling
Total floor area: 347 m²

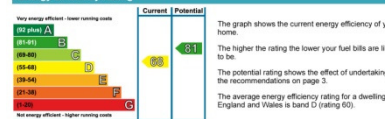
Use this document to:
* Compare current ratings of properties to see which properties are more energy efficient
* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 7,257
Over 3 years you could save £ 324

Estimated energy costs of this home	
Current costs	Potential costs
Lighting	£ 426 over 3 years
Heating	£ 6,369 over 3 years
Hot Water	£ 462 over 3 years
Totals	£ 7,257
	£ 6,933

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (solid floor)	£4,000 - £9,000	£ 324	Yes
2. Solar photovoltaic panels, 2.5 kWp	£5,000 - £9,000	£ 915	Yes
3. Wind turbine	£15,000 - £25,000	£ 1,770	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/saveenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Mains electricity, gas, water and drains.

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.



