



'Our Focus Determines Your Reality'





Course Horn Lane  
Cranbrook  
Kent  
TN17 3NR



Entrance Hall \* Sitting Room \* Dining Room \* Family Room \* Study  
Kitchen/Breakfast Room \* Cloakroom

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Master Bedroom with Ensuite \* Three Double Bedrooms  
Family Bathroom

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Delightful Enclosed Garden \* Garaging \* Garden Store \* Pond  
Heated Swimming Pool



### **ATTRACTIVE DETACHED FAMILY HOME**

Believed to originally date from the 1850s, the property has evolved over the years through extension and redesign into this attractive family home sitting in charming gardens. The property is situated on a country lane in a convenient location on the outskirts of Cranbrook.

The spacious accommodation consists of an entrance hall, a triple aspect split level sitting room with fireplace and doors to the garden, double aspect dining room with log burning stove, double aspect family room, study, kitchen/breakfast room and cloak room on the ground floor. On the first floor there is a master bedroom with ensuite bath and shower room, three further double bedrooms and a family bathroom.

Outside the driveway offers ample parking and leads to the double open cart lodge with garage. A path leads across the garden to the house. The garden and grounds which amount to approximately 1.3 acres are laid predominantly to lawn with an area of paved terrace, flower and shrub beds, sculpted hedgerow an attractive fenced pond, air source heat pump heated swimming pool and a brick built garden store.





## **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 Grade I Listed stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

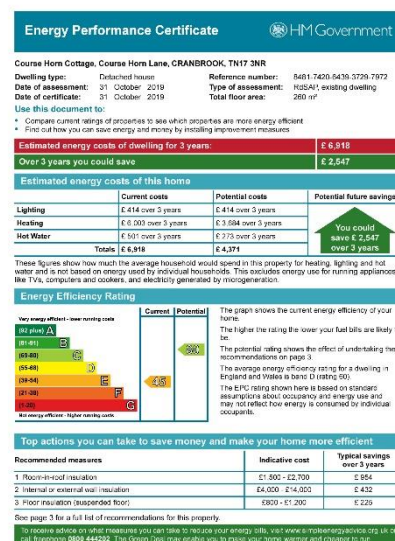
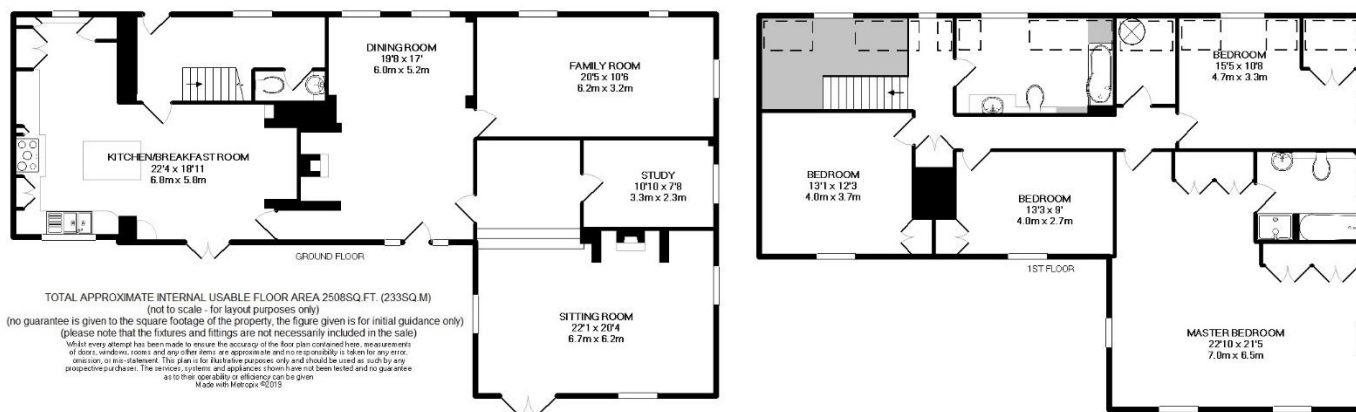
## **SCHOOLS AND CONNECTIONS**

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, High Weald Academy and nearby 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.







## SERVICES

Mains electricity and water. Oil fired central heating and electric underfloor heating. Cesspit and air pump for drainage.

Lapsed planning to extend.

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.

**Harpers and Hurlingham Property Consultants**

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