



'Our Focus Determines Your Reality'



Hawkhurst Road
Cranbrook
Kent
TN17 3PU



Entrance Hall * Sitting Room * Kitchen/Dining Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Attic Storage * Family Bathroom

Attractive Enclosed Garden with Terrace * Off Road Parking



CHARMING PERIOD COTTAGE

This delightful attached period property believed to date back to 1650 with later additions, offers excellent family accommodation with a contemporary and modern style.

The ground floor consists of an entrance hall, sitting room with fireplace and log burning stove, a double aspect kitchen/dining room with doors to the garden, a utility room and a cloakroom. On the first floor there is a principal bedroom with ensuite shower room and dressing area, two further bedrooms, one with built-in storage, and a family bathroom. A staircase leads to a second floor double bedroom and boarded out attic storage which, subject to the necessary planning, could be used to create further accommodation if required.

Outside wooden gates open onto a gravel drive which provides ample off road parking. The enclosed garden to the front is laid predominantly to lawn bordered with mature hedging and close slate wooden fencing. A gate leads to the enclosed garden to the rear which is laid predominantly to lawn with mature planting, a garden store and a paved terrace.

Conveniently located for access to the main road and rail networks, the property is within the renowned Cranbrook School Catchment Area.



CRANBROOK

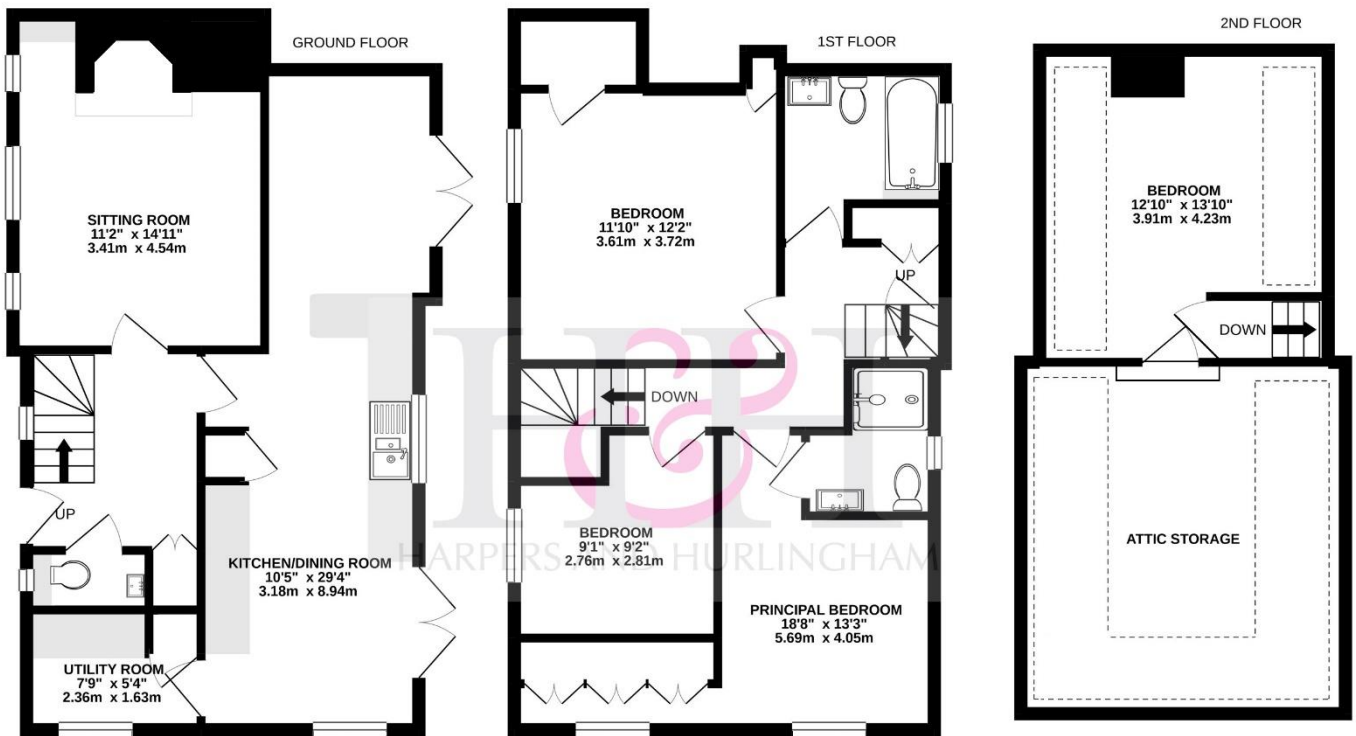
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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, 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 (excluding Attic Storage) 1,207SQ.FT. (112.1SQ.M.)
(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure shown is for initial guidance 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 floorplan 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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SERVICES

All mains utilities connected. Gas fired central heating. Underfloor Heating. There is an alarm system in place.

There is a covenant prohibiting nuisance at the property.

Tunbridge Wells Borough Council - Council Tax Band D

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
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com