



'Our Focus Determines Your Reality'



The Hill
Cranbrook
Kent
TN17 3HS



Sitting Room * Kitchen/Breakfast Room * Porch with Power
Cellar

Principal Bedroom * Single Bedroom * Family Bathroom

Garden * Courtyard with Garden Store



CHARMING GRADE II LISTED END OF TERRACE COTTAGE

This charming Grade II Listed end of terrace cottage is situated on The Hill in Cranbrook.

The cottage provides a blank canvas. The accommodation consists of well-proportioned rooms with a sitting room opening into a kitchen/breakfast room and a door opens into a porch which having power would be ideal for a washing machine. Stairs lead from the kitchen/breakfast room to the first floor where there is a principal bedroom, a double aspect single bedroom and a family bathroom. The attic is accessed from the landing has power and is boarded and carpeted. A door in the kitchen/breakfast room leads down to the cellar which is un-tanked and houses the boiler.

The garden to the front of the property is enclosed with a couple of mature trees, a path leads around to the courtyard to the rear where there is garden store and a Bramley apple tree. A gate opens onto a path leading to Russells Yard and the Windmill.

The cottage is ideally situated within walking distance of the town centre and the well-regarded Cranbrook School.



CRANBROOK

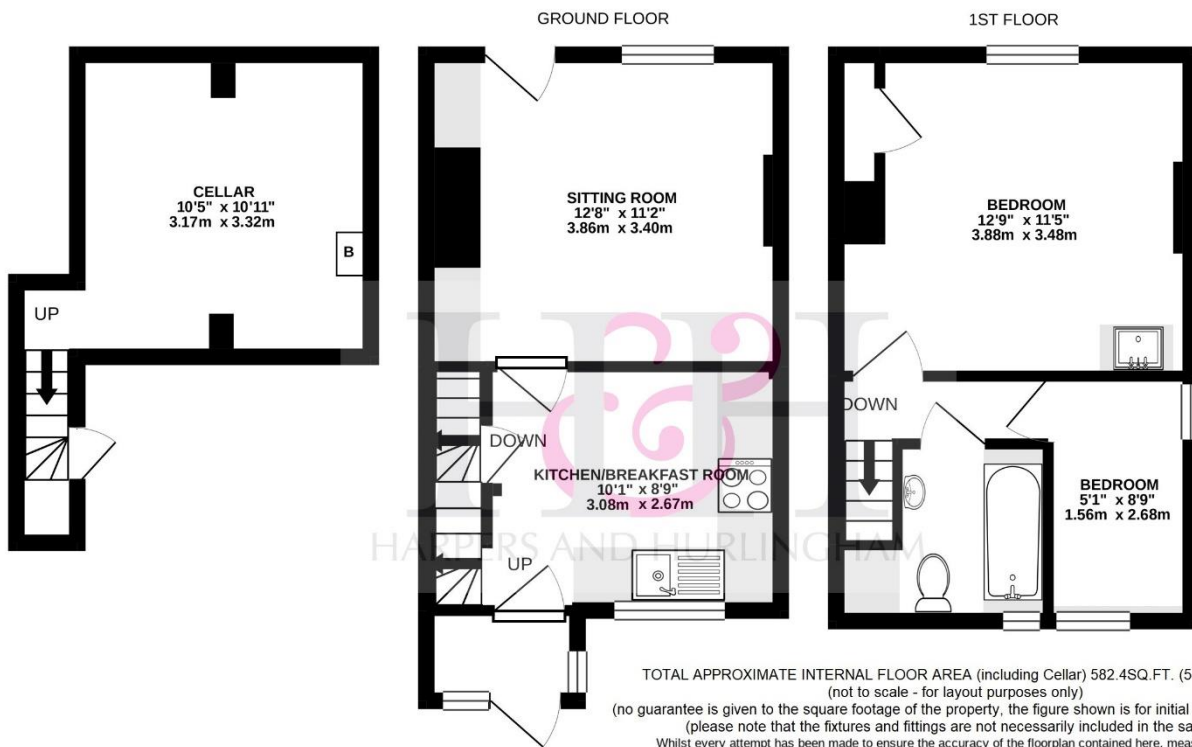
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

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, gas, water and drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band C

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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