

# HARTLEY

KENT





# Hawkhurst Road Hartley Cranbrook, Kent TN17 3PU

Exposed brickwork, an inglenook fireplace, wooden floors, stunning views and within Cranbrook School Catchment Area, this unique Grade II Listed cottage believed to have been built circa. 1520, is a must see!

Nestled behind a hedge, the driveway leads to gravel parking for two cars with steps leading across a lawned area to the front door. To the rear the enclosed gardens are laid mainly to lawn with mature shrubs and a terrace from which to enjoy the panoramic views.

- Attached Grade II Listed Cottage
- Stunning Panoramic Views
- Period Features Throughout
- Sitting Room with Inglenook
- Dining Room/Family Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom and Shower Room
- Attic and Velux Window
- Pretty Mature Gardens
- Ample Off Road Parking
- Cranbrook School Catchment Area



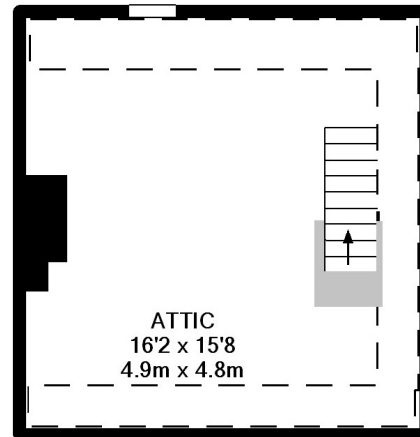
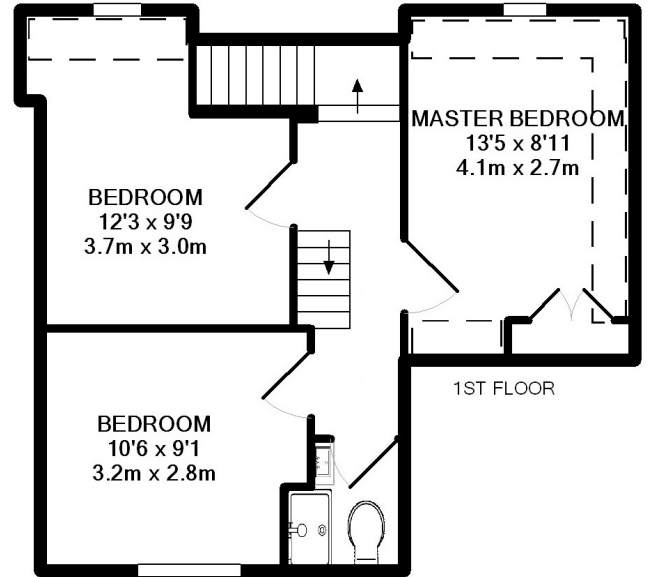
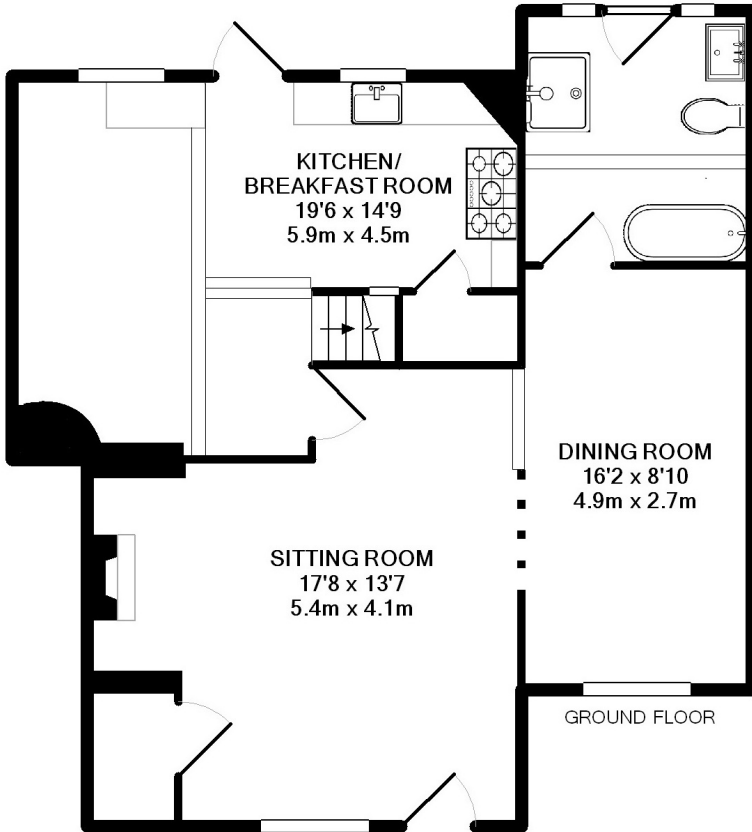








(Door does not open)



TOTAL APPROX. INTERNAL FLOOR AREA 1418.15SQ.FT. (131.75SQ.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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### SERVICES

Mains electricity, water and drainage.

EPC Rating: n/a

Please note that the cottage is affected by a flying freehold

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.

**H&H**  
HARPERS AND HURLINGHAM

The Corner House, Stone Street  
Cranbrook, Kent TN17 3HE

**Tel:** 01580 715400

**Fax:** 01580 715122

**Email:** [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

**Web:** [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

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H1013 Printed by Ravensworth 01670 713330