



'Our Focus Determines Your Reality'



Rectory Lane
Cranbrook
Kent
TN17 3JY



Sitting Room * Dining Room * Kitchen

Principal Bedroom
Two Further Double Bedrooms * Family Bath and Shower Room

Courtyard Garden * Off Road Parking



ATTRACTIVE PERIOD COTTAGE

Built in 1859 with later additions, this attractive period cottage occupies a tucked away position in the much sought after Wealden Town of Cranbrook.

This stylish cottage offers well-presented accommodation consisting of a triple aspect sitting room with doors to the courtyard garden and a dining room opening into the kitchen on the ground floor.

On the first floor there is a double aspect principal bedroom, a further double bedroom and a family bath and shower room, a staircase leads to a further double bedroom on the second floor.

Outside there is a gravel drive providing parking for up to two cars and adjoins an area of lawn and bordered with a mature hedge. A gate leads from the drive into the courtyard garden which is paved and bordered with raised flower beds.

Conveniently located for access to the main road and rail networks, the property is within walking distance of the town amenities and the renowned 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

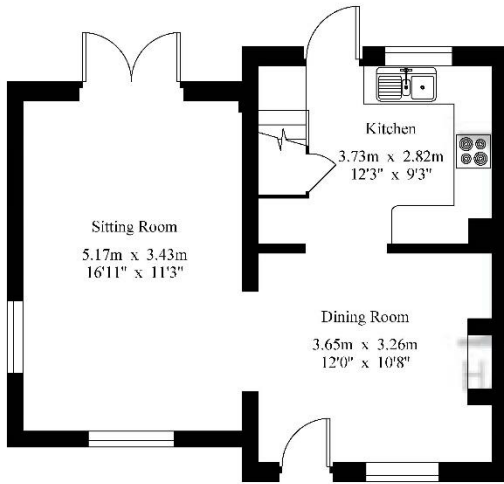
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

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.

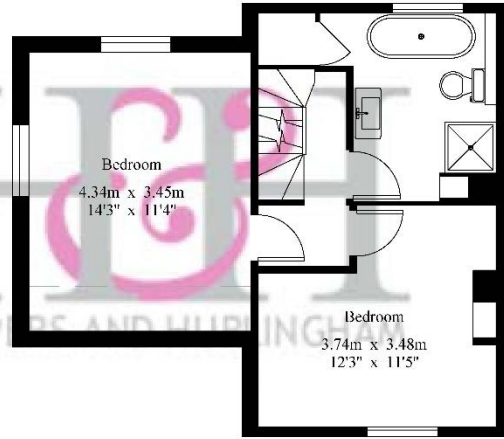


4 Rectory Cottages

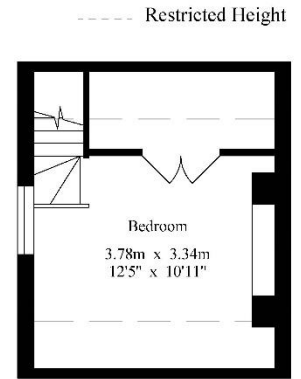
Gross Internal Area : 100.1 sq.m (1,077 sq.ft.)



Ground Floor



First Floor



Second Floor

For Identification Purposes Only.
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SERVICES

All mains services connected. Gas fired central heating. Electric underfloor heating in the bathroom.

Rectory Lane is an unadopted road

EPC Rating: D – full details available on request

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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