



‘Our Focus Determines Your Reality’





High Street  
Cranbrook  
Kent  
TN17 3EW



Entrance Hall \* Drawing Room \* Sitting Room  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom \* Cellar

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Principal Bedroom with Ensuite  
Three Further Double Bedrooms \* Two Bedrooms \* Study  
Family Bathroom \* Separate W.C. \* Loft Storage

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Enclosed Garden with Terrace \* Garage \* Off Road Parking



## STYLISH VICTORIAN TOWN HOUSE

This striking Victorian Town House occupies a prominent position within the sought after Wealden Town of Cranbrook.

With high-ceilings and sash windows, the stylish, well-proportioned accommodation spans three floors and a cellar and consists of an entrance hall, drawing room with fireplace and bay window, a sitting room with log burning stove, double aspect kitchen/breakfast room with doors to the terrace, a utility room with door to the garden and a cloakroom on the ground floor. A door in the entrance hall opens onto stairs leading to the cellar which is used for storage and as the boiler room.

On the first floor there is a principal bedroom with bay window and ensuite shower room, a double bedroom, further bedroom, study family bathroom and separate w.c. On the second floor there are an additional two double bedrooms and one more good sized bedroom. The spacious loft area is insulated providing ideal storage.

A gate opens onto a path leading across the garden to the front door. The delightful, enclosed garden to the rear is laid to lawn with mature flower and shrub beds, hedges and trees. The paved terrace is ideal for outside entertaining. At the end of the garden there is a garage and off road parking.





## 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.



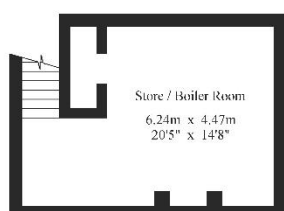




## Victoria Lodge

Gross Internal Area : 256.0 sq.m (2,755 sq.ft.)

----- Restricted Height

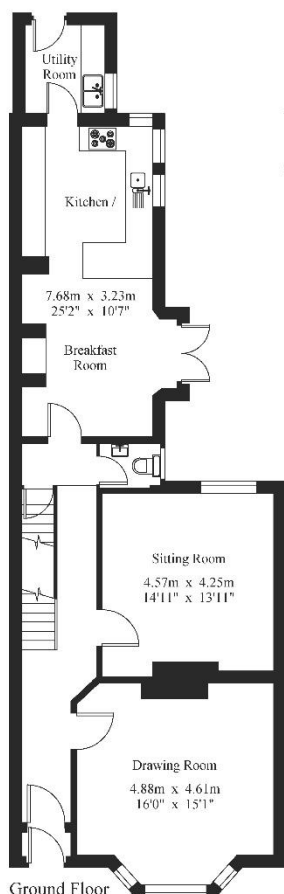


Cellar

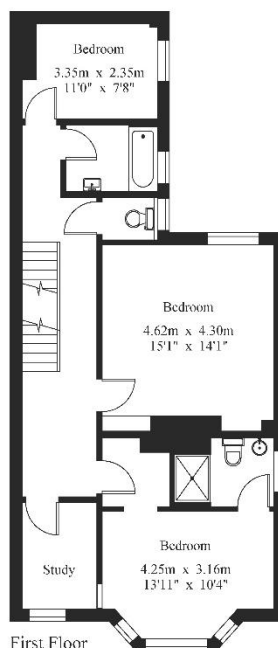


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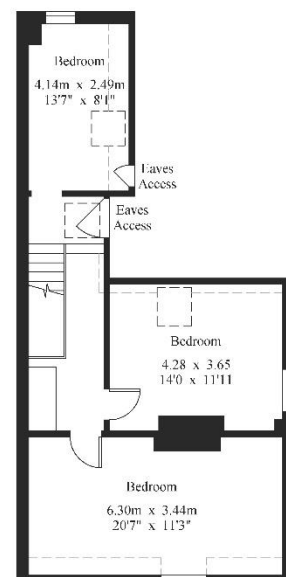
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Ground Floor



First Floor



Second Floor



## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

EPC Rating: D – full details available on request

Tunbridge Wells Borough Council - Council Tax Band F

Flying freehold exists, one room of Westfield is over the rear of the kitchen. Shared access and right of way to rear of all properties.

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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