

# CRANBROOK KENT









GLASSENbury ROAD, CRANBROOK, KENT TN17 2QE

## Delightful Grade II Listed Farmhouse

Drawing Room \* Sitting Room \* Kitchen/Breakfast Room  
Boot Room \* Utility/Cloakroom

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Master Bedroom with Study \* Two Double Bedrooms  
Bath and Shower Room \* Family Shower Room

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Double Bedroom \* Store Room/Bedroom

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Unmeasured Cellar

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Gardens and Grounds of Approx. 2.5 Acres \* Garage \* Off Road Parking

**Harpers and Hurlingham**

The Corner House

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Kent

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This delightful Grade II Listed farmhouse occupies a rural yet not isolated location on the outskirts of the popular town of Cranbrook.

Oozing with character and exhibiting a variety of period features, the accommodation consists of a double aspect drawing room with open fireplace, a sitting room with open fireplace, a double aspect kitchen/breakfast room, a boot room and a utility/cloakroom on the ground floor.

On the first floor there is a master bedroom with study and bath/shower room next door, two further double bedrooms and a family shower room.

A butterfly staircase leads to the two attic rooms one of which is a double bedroom, the other is currently a store room but would require only cosmetic changes to create an additional bedroom.

There is also an untanked cellar which can be accessed via a trap door in the drawing room floor.

A gravel drive provides ample off road parking and leads to the detached garage/workshop. A gate from the drive, through a picket fence, leads to a brick terrace bordered with flowers and shrubs. A gravel path leads to an area of lawn which is bordered with mature hedgerow, the gardens are decorated with flower and shrub beds and mature trees. A gate in the hedge leads to a field which wraps around the formal gardens and back to a gate onto the drive. Bordering the drive there is an extensive vegetable and soft fruit garden.

This delightful property is located within the much sought after Cranbrook School Catchment Area.



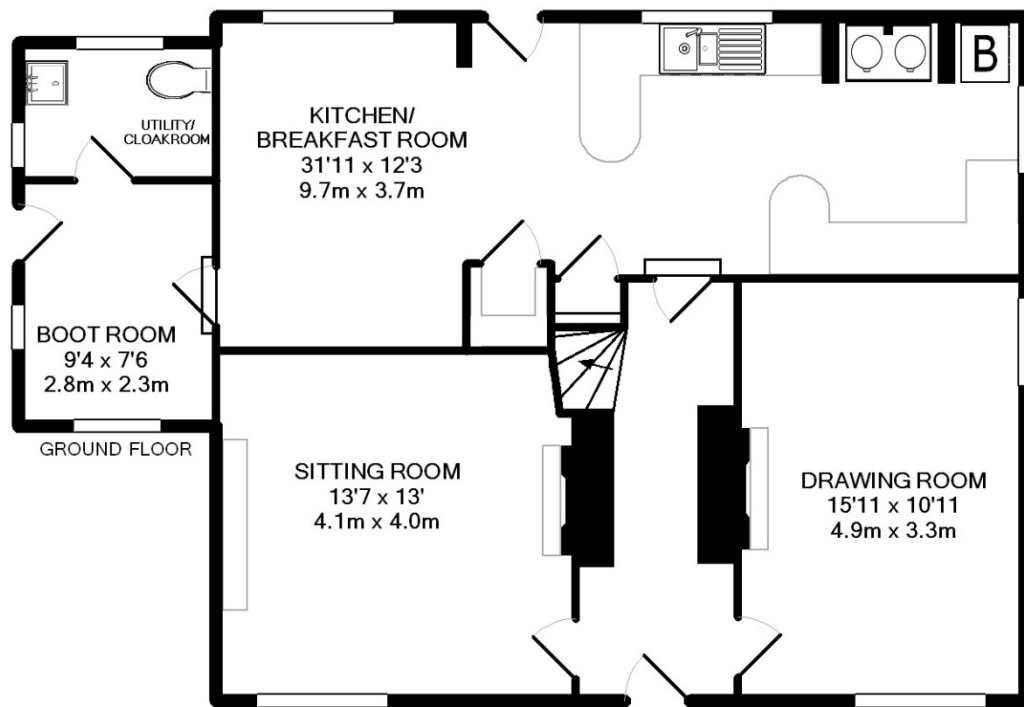


The nearby village of Goudhurst offers a wide variety of shops including a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a Veterinary Surgery and local pubs offering good food.

For all day to day needs there is the nearby town of Cranbrook which is renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

In addition to the 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 Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.



Mains electricity and water. Oil fired central heating. Private drainage. 2000 litre tank for rainwater harvesting.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



TOTAL APPROX. INTERNAL FLOOR AREA 2060.2SQ.FT. (191.4SQ.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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