

# CRANBROOK KENT









HIGH STREET, CRANBROOK, KENT TN17 3DT

## Stunning Grade II Listed Town House

Drawing Room \* Dining Room \* Sitting Room \* Study  
Kitchen/Breakfast/Conservatory \* Laundry \* Two Cloakrooms  
Boot Room \* Suite of Rooms with Annexe Potential

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Master Bedroom with Ensuite \* Three Double Bedrooms, One Ensuite  
Family Bath and Shower Room \* Separate W.C.

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Two Double Bedrooms \* Attic/Games/Bedroom \* Family Bathroom

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Gardens approx. 1 Acre \* Detached Barn \* Two Bay Open Garage

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Cranbrook School Catchment Area

### Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

TN17 3HE

Tel: 01580 715400

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

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







Of historical importance as reputedly the first house built on the High Street, this spacious Grade II Listed property occupies a prominent position within Cranbrook.

Believed to date from the 1450s with later additions, the flexible accommodation exhibits many period features. The current configuration consists of a drawing room with inglenook and log burning stove, a sitting room with doors to the terrace, a dining room with inglenook and log burning stove, a study, a spacious kitchen/breakfast/conservatory with walk-in pantry, a boot room, a laundry and two cloakrooms. Also on the ground floor is a suite of rooms, which can be accessed separately, consisting of two rooms, a kitchenette and a cloakroom, ideal for transformation to an annex.

On the first floor there is a master bedroom with ensuite bath and shower room, three further double bedrooms, one with ensuite shower room, a family bath and shower room, a separate w.c. and a study area.

A staircase leads to the second floor where there are two bedrooms, one leading to an attic/games/bedroom, a store room and a family bath and shower room.

Externally to the front, a gate opens onto a paved path dissecting gravel beds bordered with mature shrubs and leading to the front door. A gate allows side access to the rear. The delightful south facing manicured gardens extend to approximately 1 acre and use topiary to great effect and are predominantly laid to lawn interspersed with well stocked flower and shrub beds, there is also a vegetable garden and a paved terrace ideal for outside entertaining.

The detached two bay open garage and parking is accessed via a separate driveway through electric gates.

Also within the garden is a barn which subject to the appropriate planning permission could be used as ancillary accommodation.

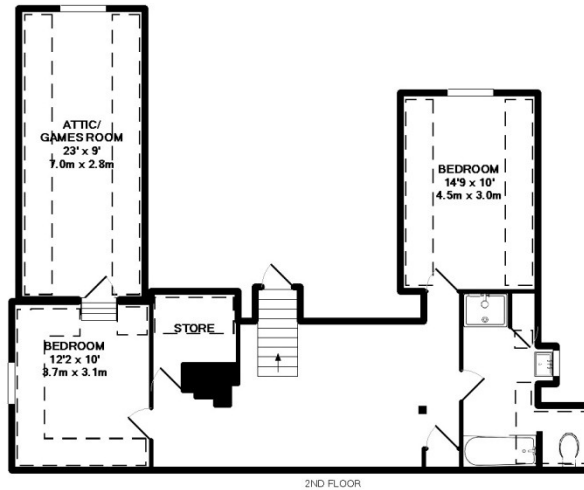
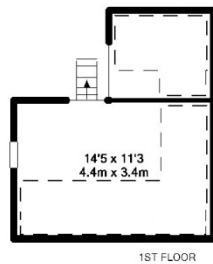
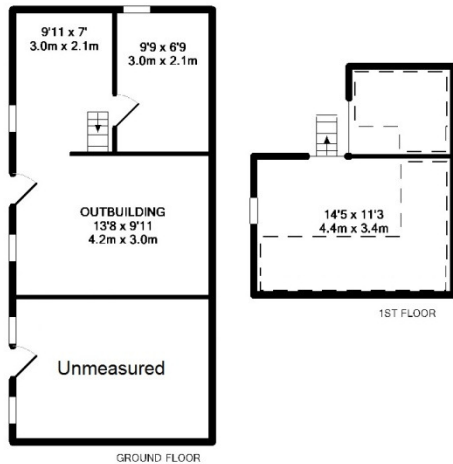
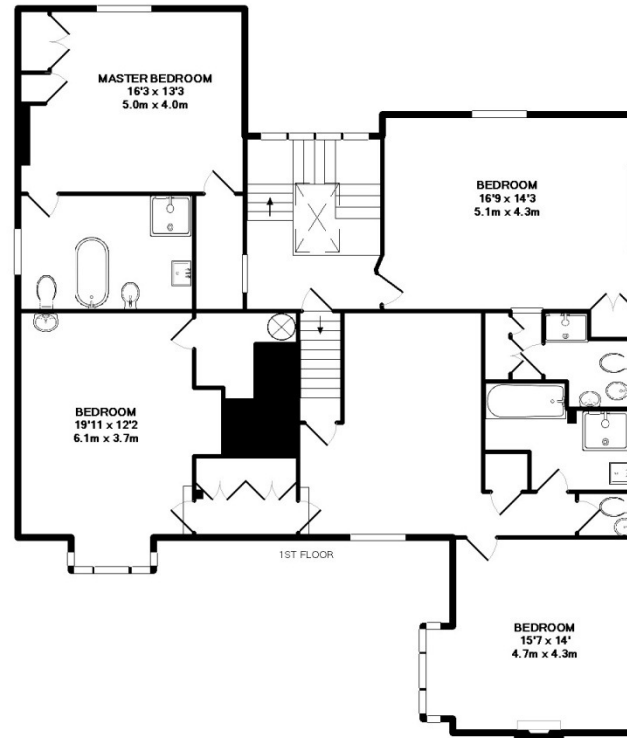
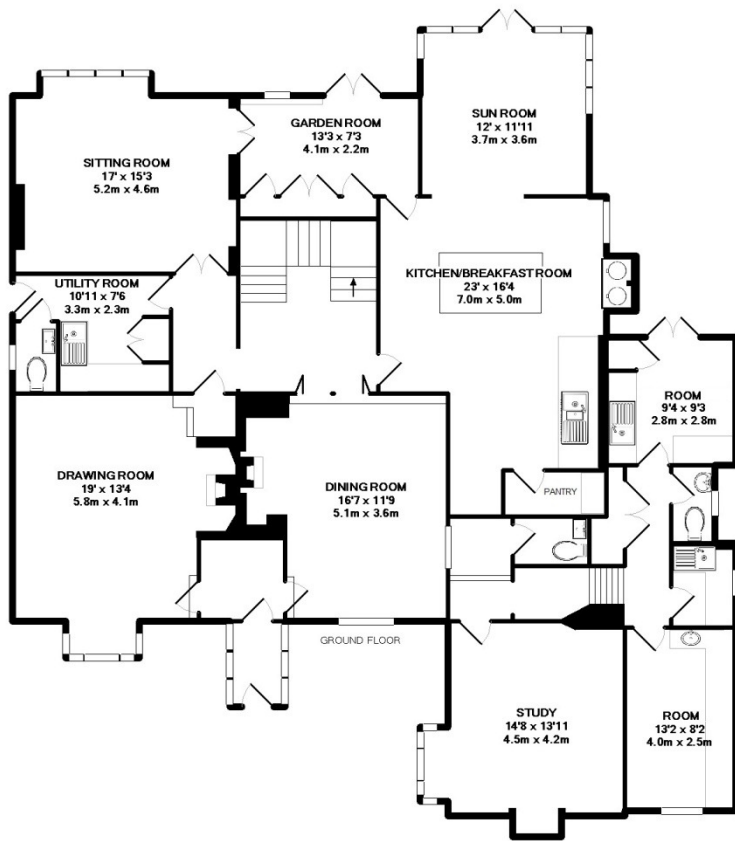




The property is conveniently located in the centre of Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century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

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.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding outbuilding) 4387.4SQ.FT. (407.6SQ.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 the operability or efficiency can be given.

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Mains electricity, gas, water and drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council -  
Council Tax Band F

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







