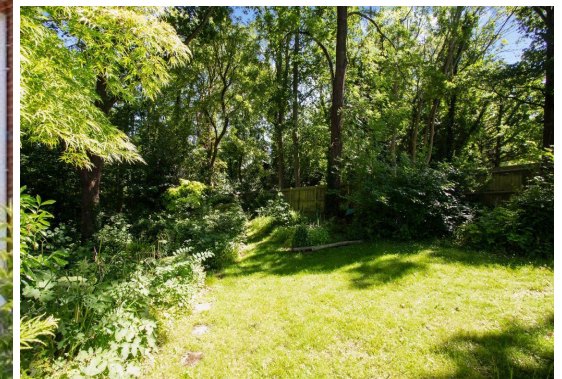




- Attractive Detached Family Home
- Double Aspect Sitting/Dining Room, Study
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Principal Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Mature Enclosed Garden with Terrace

Description

CRANBROOK

This attractive detached family home is situated on the outskirts of the much sought-after Wealden town of Cranbrook, within walking distance of the town centre and the renowned Cranbrook School.

The flexible accommodation consists of an entrance hall, a double aspect sitting/dining room with fireplace and doors opening to the garden, a double aspect kitchen/breakfast room, a study, cloakroom and utility room leading to the integral tandem garage. A principal bedroom with ensuite shower room, three further bedrooms and a family bathroom complete the accommodation on the first floor.

Outside the driveway provides ample off road parking and leads to the tandem garage and front door. The garden to the front is lawn bordered with mature shrub and flower borders. An elevated paved terrace provides views over the enclosed garden to the rear which is laid to lawn bordered with mature shrub and flower borders. Steps lead down to a gently sloping lower lawn which adjoins a wooded area with a stream, ideal for enjoying the local wildlife or maybe building a den.

Tunbridge Wells Borough Council - Council Tax Band G
EPC Rating: D



The property is conveniently located in 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.

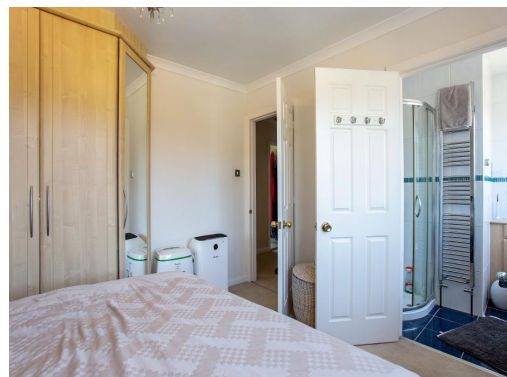
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.

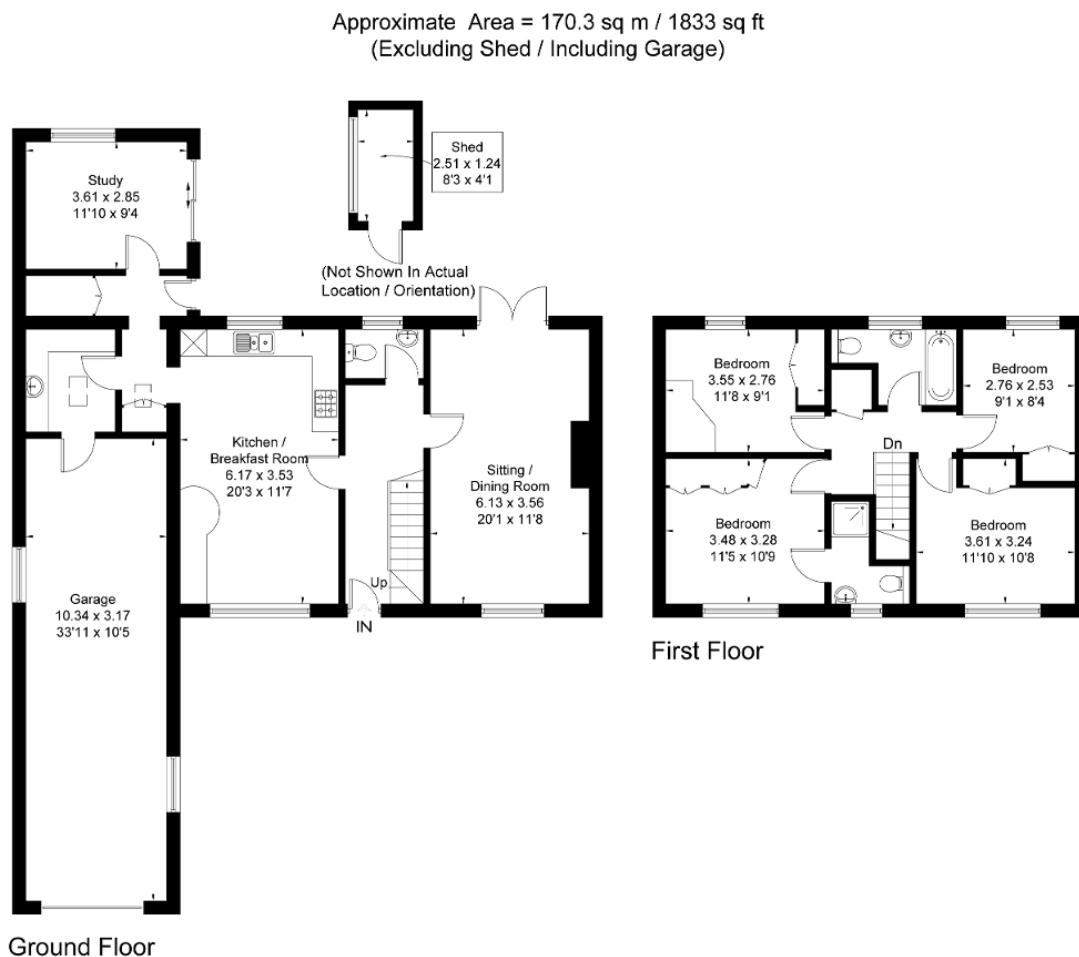
SERVICES:

All mains utilities connected.

Gas fired central heating.

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





Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 301078



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



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