



'Our Focus Determines Your Reality'



The Hill
Cranbrook
Kent
TN17 3AH



Drawing Room * Dining Room * Family Room
Kitchen/Breakfast Room * Utility Room * Cloakroom
Cellar

Principal Bedroom Ensuite * Two Further Double Bedrooms
Family Bathroom
Attic Room

Attractive Garden * Garden Room * Off Road Parking



CHARMING GRADE II LISTED FAMILY HOME

With one of the best views of the windmill and steeped in history, this charming Grade II Listed family home, believed to originally date from the 18th Century with later additions including a 19th Century shop front, is full of surprises. Full of character, there are period features in abundance.

The accommodation consists of a drawing room with fireplace, dining room, family room with fireplace, kitchen/breakfast room, utility room and cloakroom on the ground floor. A door leads from the family room to the cellar with natural light. On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms and a family bathroom. A staircase leads to the attic room.

Outside a drive leads to off road parking for three cars. There is a pretty partially walled garden in the shadow of the windmill. The lawn is bordered with a brick and stone path. There are well stocked flower and shrub borders. Within the garden, there is a garden room which is ideal for outside entertaining and a redundant brick privy creates an ideal log store.



CRANBROOK

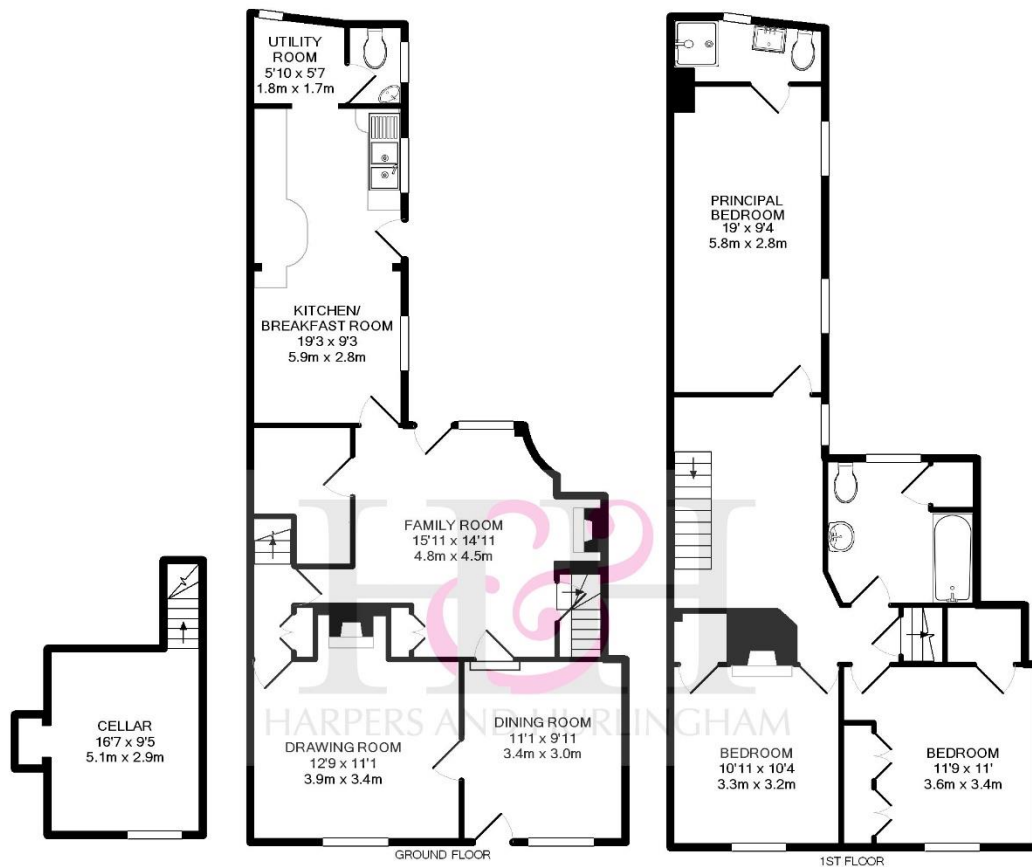
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

SCHOOLS AND CONNECTIONS

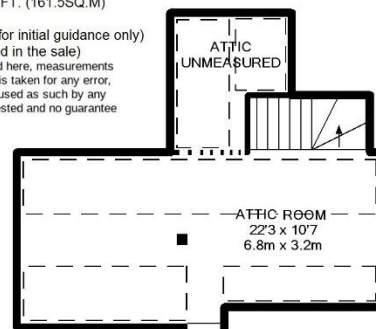
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

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 1,738.4SQ.FT. (161.5SQ.M)
 (not to scale - for layout purposes only)
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance 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 floorplan 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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SERVICES

Mains electricity, gas, water and drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band E

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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