



'Our Focus Determines Your Reality'



Frythe Walk
Cranbrook
Kent
TN17 3BD



Sitting Room * Dining Hall * Kitchen/Breakfast Room * Snug
Boot Room * Cloakroom

Principal Bedroom with Ensuite
Two Further Double Bedrooms both Ensuite

Mature Garden * Terrace * Orchard * Log Store
Garden Store * Double Garage with Room Above * Off Road Parking



STRIKING GRADE II LISTED DETACHED FAMILY HOME

This delightful detached Grade II Listed family home is believed to date back to the 15th century with later additions, has been restored with the emphasis on conserving the original materials and features whilst making it fit for 21st century living. This attractive house sits tucked away in Cranbrook within walking distance of all the town centre amenities and local countryside walks.

Presented in immaculate order throughout, the accommodation consists of a sitting room with inglenook fireplace with Clearview multi-fuel stove, a dining hall, a triple aspect kitchen/breakfast room with Everhot Range Cooker, leading into a snug with vaulted ceiling and multi-fuel stove, a boot room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite bathroom, a double bedroom with ensuite shower room and landing area ideal as a study, sitting area or potential bedroom. On the second floor there is a double bedroom with ensuite bathroom.

A gate leads to the house and the log store with a second gate opening onto the driveway leading to the double garage. The garden of approximately 0.8 acres is not overlooked and is laid to lawn with a paved terrace and mature shrubs and trees. An orchard with a vegetable garden and new green house is reached via a further gate at the bottom of the garden.



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. More details can be obtained by visiting the website www.kent.gov.uk.

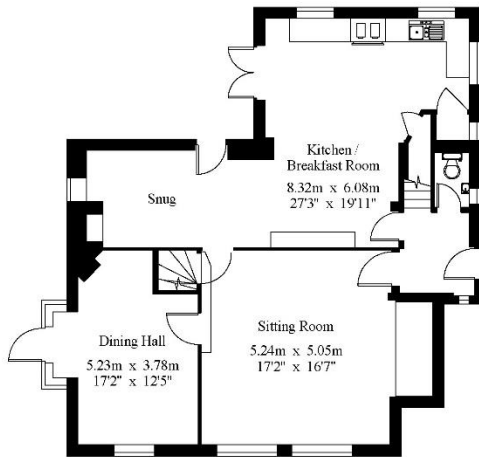
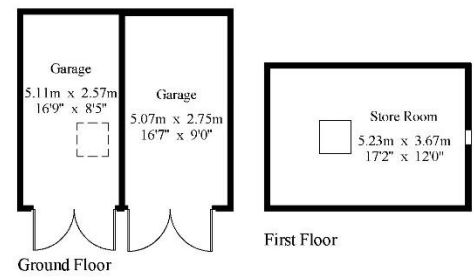
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



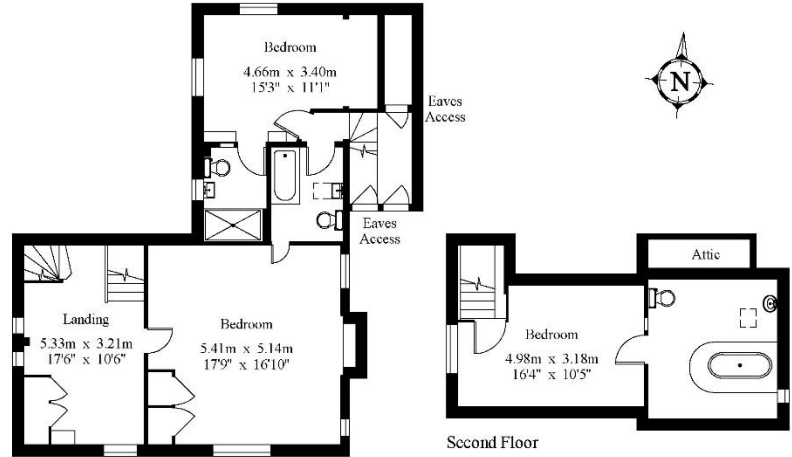
The Pest House

House - Gross Internal Area : 203.7 sq.m (2192 sq.ft.)

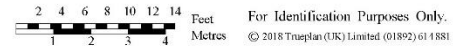
Garage - Gross Internal Area : 46.9 sq.m (504 sq.ft.)



Ground Floor



First Floor



SERVICES

Mains electricity, gas and water. Private drainage.

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.

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