

CRANBROOK, KENT





CAUSTON ROAD, CRANBROOK
KENT TN17 3ER

Immaculate Contemporary Family Home

Entrance Hall * Sitting Room * Study * Kitchen/Dining/Family Room
Utility Room * Cloakroom

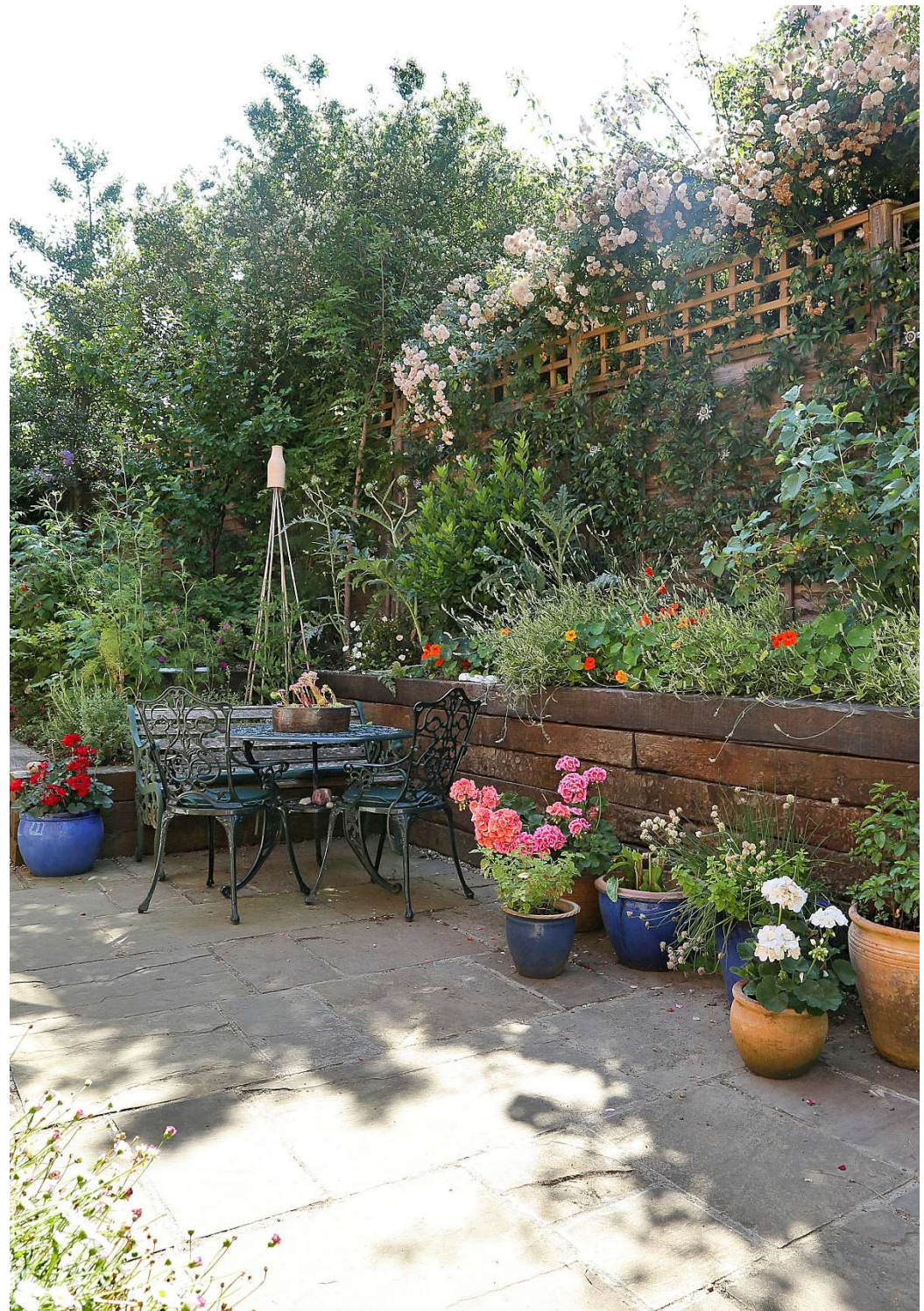
Master Bedroom Suite * Guest Bedroom Suite
Two Further Double Bedrooms * Family Bathroom

Delightful Mature Garden * Double Garage with Room Above

Cranbrook School Catchment Area

Harpers and Hurlingham
The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

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enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com





Completed to a high specification in mid 2017, this striking contemporary home is light and airy with high ceilings and bi-fold doors creatively used to seamlessly continue the living space into the garden. This stunning property occupies a peaceful, tucked away position within walking distance of the centre of the sought after Wealden Town of Cranbrook.

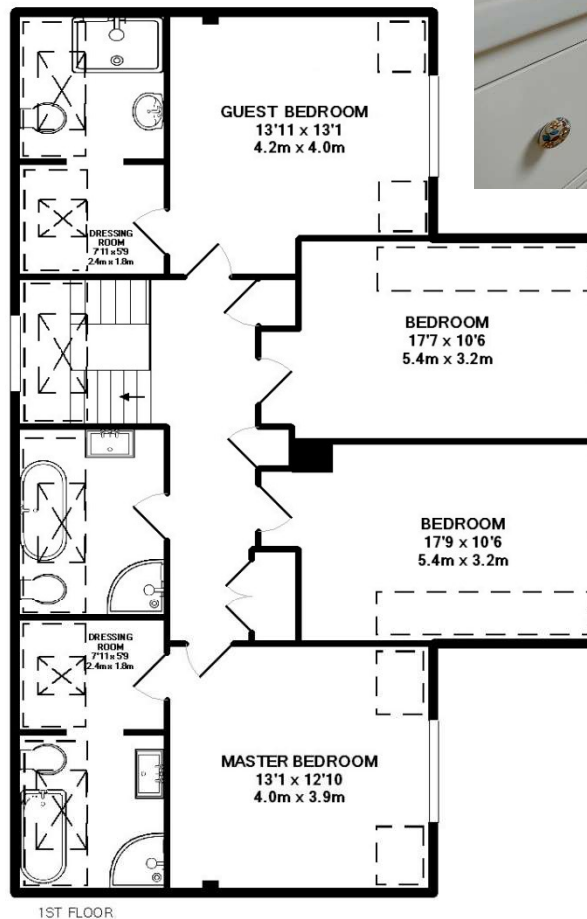
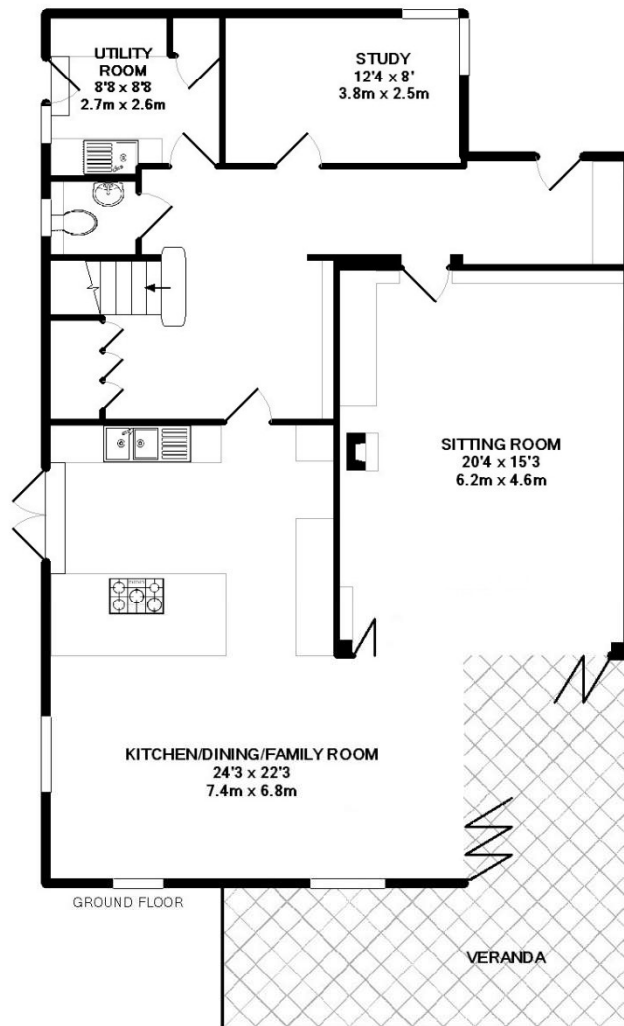
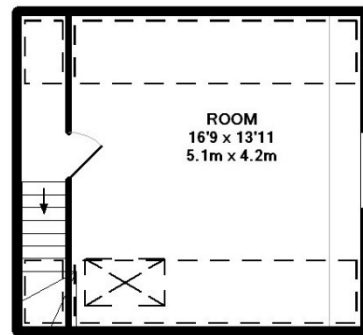
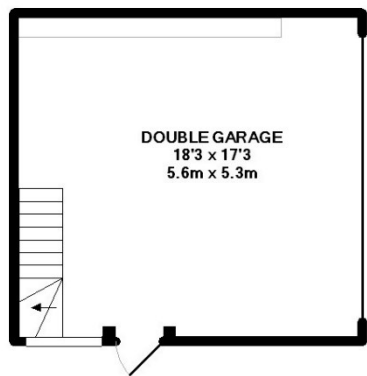
Presented in immaculate order throughout, the accommodation consists of an entrance hall, a sitting room with log burning stove and bi-fold doors opening into the kitchen/dining/family room, a utility room, study and cloakroom on the ground floor.

On the first floor the galleried landing leads to the master bedroom suite comprising a double bedroom, bath and shower room, and a dressing room, a guest bedroom suite comprising a double bedroom, shower room and dressing room, two further double bedrooms and a family bathroom.

Outside gates open onto a brick driveway which as well as leading to the detached double garage with room over also provides ample off road parking. The charming enclosed garden is laid to lawn bordered with mature trees, shrubs and hedging. The oak framed veranda with glass roof extends indoors to outside with tri-fold and quin-fold doors opening from the sitting room and kitchen/dining/family room.

This stunning family home is within walking distance of the well regarded Cranbrook School.





TOTAL APPROXIMATE FLOOR AREA (including garage) 2868.6SQ.FT. (266.5SQ.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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SERVICES

Mains electricity, gas, water and drainage. Underfloor heating.

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.

Energy Performance Certificate



Shepherds Lodge, Causton Road, CRANBROOK, TN17 3ER

Dwelling type: Detached house
Date of assessment: 06 February 2017
Date of certificate: 06 February 2017

Reference number: 0317.5886.7728.0403.5041
Type of assessment: SAP, new dwelling
Total floor area: 240 m²

Use this document to:

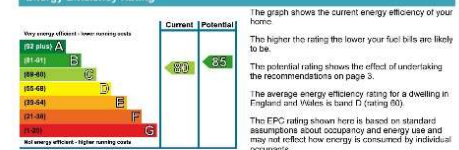
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,012

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 303 over 3 years	
Heating	£ 2,397 over 3 years	£ 2,397 over 3 years	
Hot Water	£ 312 over 3 years	£ 312 over 3 years	Not applicable
Totals	£ 3,012	£ 3,012	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 7.5 kWp	£5,000 - £6,000	£ 876



The property is located within walking distance of 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 in the area, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

Mainline rail services are available from nearby Staplehurst approximately 6.2 miles.



