

CRANBROOK KENT



STONE STREET, CRANBROOK, KENT TN17 3HJ

Unique Grade II Listed Family Home

Sitting/Dining Room * Family Room * Kitchen * Cloakroom

Master Bedroom with Jack 'n' Jill Bathroom * Guest Suite
Three Further Double Bedrooms * Family Shower Room

Enclosed Garden * Veranda * Garage * Workshop

Cranbrook School Catchment Area

Full of character and exhibiting many period features including the original Medieval bricks in the arched hallway with fireplaces on either side, this unique Grade II Listed family home is believed to date from the 1480's and is tucked away in the sought after Wealden Town of Cranbrook.

The accommodation consists of a split level sitting/dining room with inglenook fireplace and log burning stove, a family room with doors to the elevated veranda overlooking the garden, kitchen with vaulted ceiling and cloakroom on the ground floor.

On the first floor there is a master bedroom with built in storage and a Jack 'n' Jill bathroom, three further double bedrooms, a family shower room and the split level guest suite comprising a bedroom/sitting room with kitchen area and a shower room.

Outside the property is approached across a gated alley onto a paved terrace which leads to the front door. The enclosed, walled garden is laid predominantly to lawn with mature flower and shrub bed and a path leading to the garage and workshop. Steps lead from the garden up to the veranda, an ideal space for outside entertaining.

Harpers and Hurlingham

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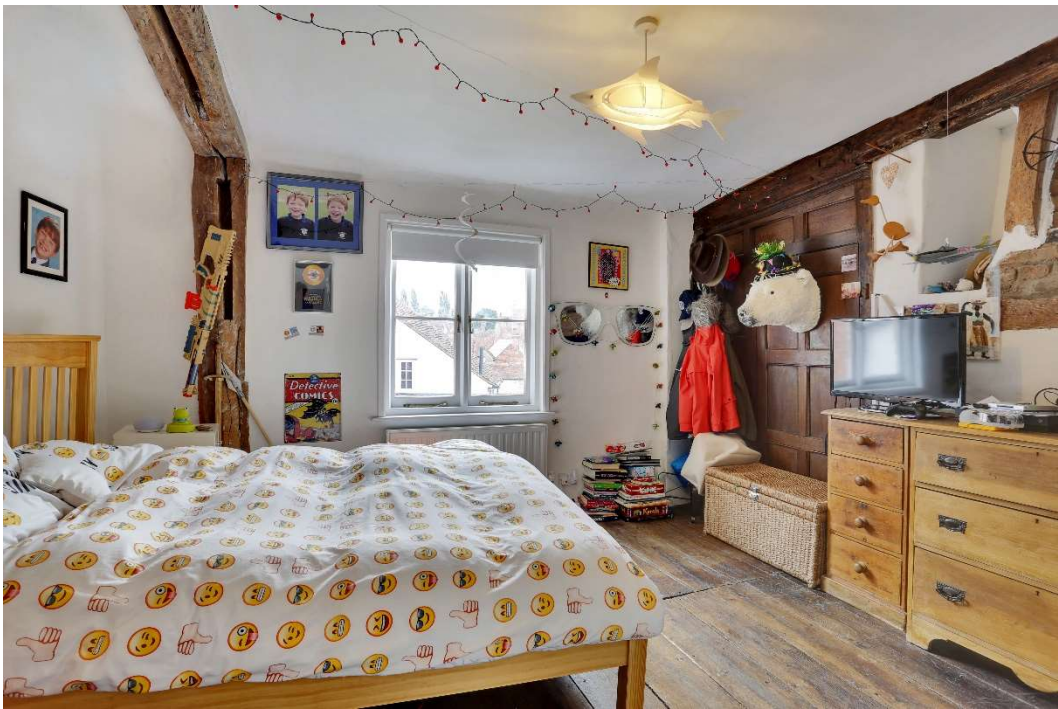


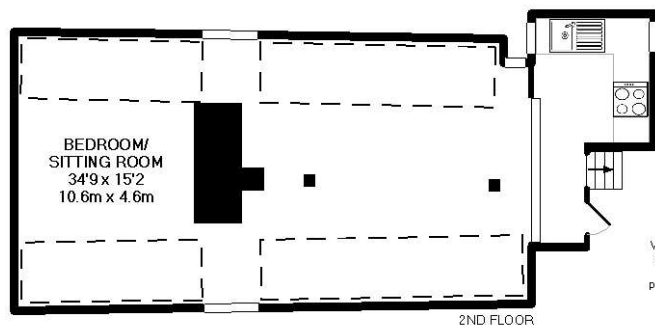
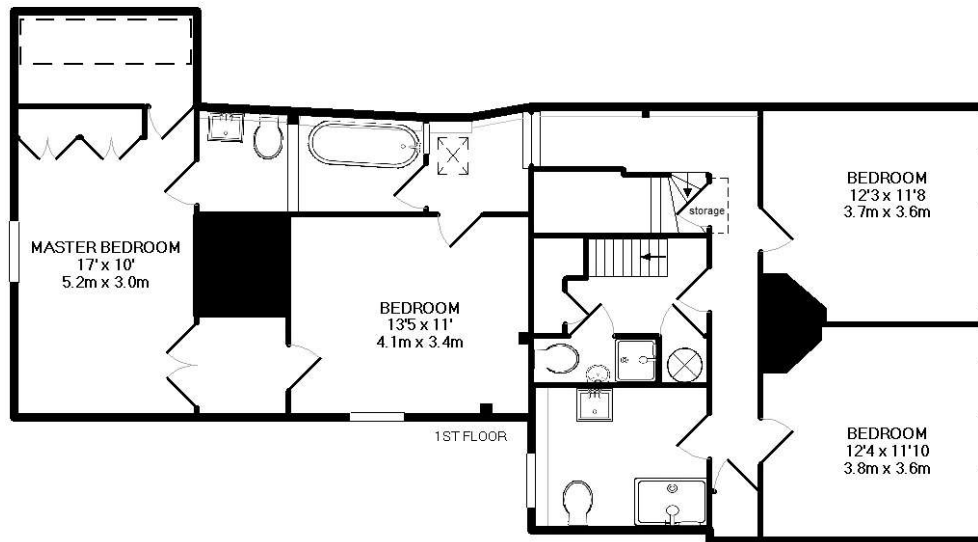
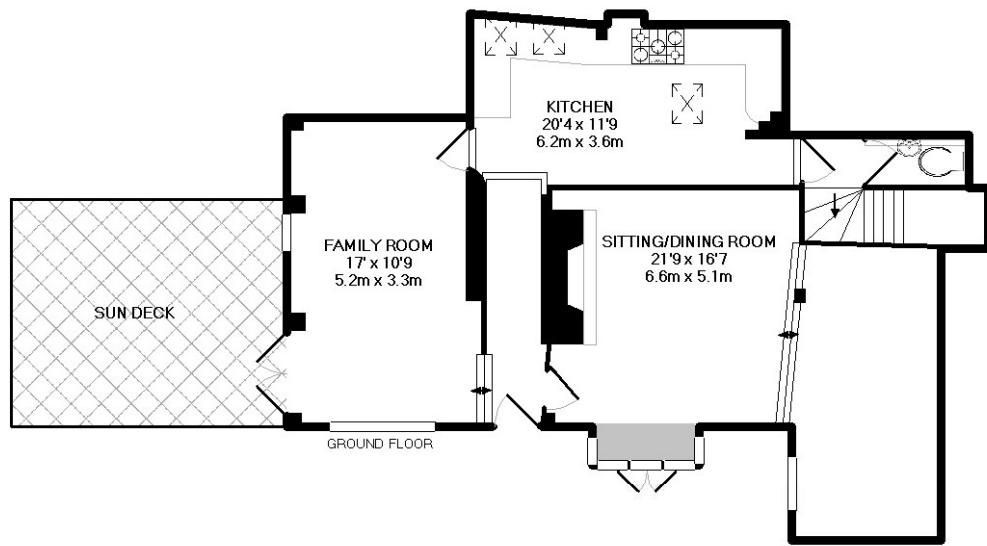


The property is tucked away in Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers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





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2234.6SQ.FT. (207.6SQ.M)
(not the 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.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band E

It should be noted that the property is subject to a flying freehold.

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

