

CRANBROOK KENT



DOROTHY AVENUE, CRANBROOK

Attractive Well-Proportioned Detached Family Home

Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast/Family Room
Bedroom with Ensuite * Cloakroom

Master Bedroom * Three Further Bedrooms * Family Bath and Shower Room

Attic Room

Delightful Wrap Around Garden * Off Road Parking * Integral Garage

Cranbrook School Catchment Area

Offering well-proportioned accommodation coupled with delightful wrap around gardens, this attractive detached family home is located on the edge of the sought after Wealden Town of Cranbrook, within walking distance of the well regarded Cranbrook School and the Town Centre.

The accommodation consists of an entrance hall leading to a double aspect sitting room with fireplace, a dining room, kitchen/breakfast/family room with doors to the garden, a double bedroom with ensuite shower room on the ground floor.

On the first floor there is a double aspect master bedroom, three further bedrooms and a family bath and shower room. A paddle staircase leads to an attic room and storage.

Outside a gate opens onto the brick drive which leads to the double integral garage and provides additional parking. The delightful garden wraps around the property and is laid to lawn with mature flower and shrub borders and hedging together with a brick terrace.

Harpers and Hurlingham

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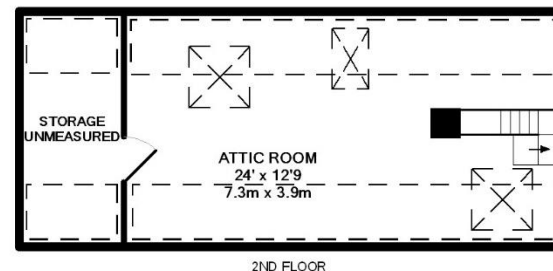
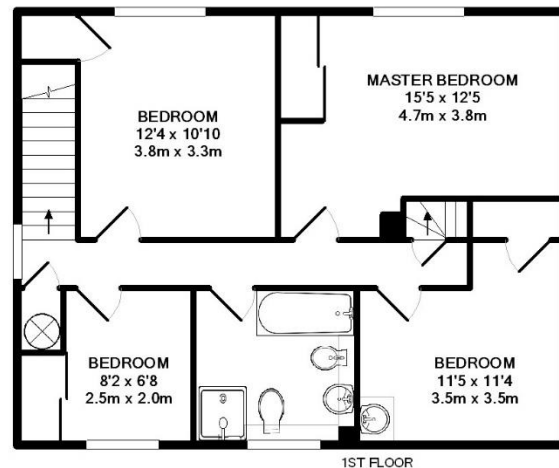
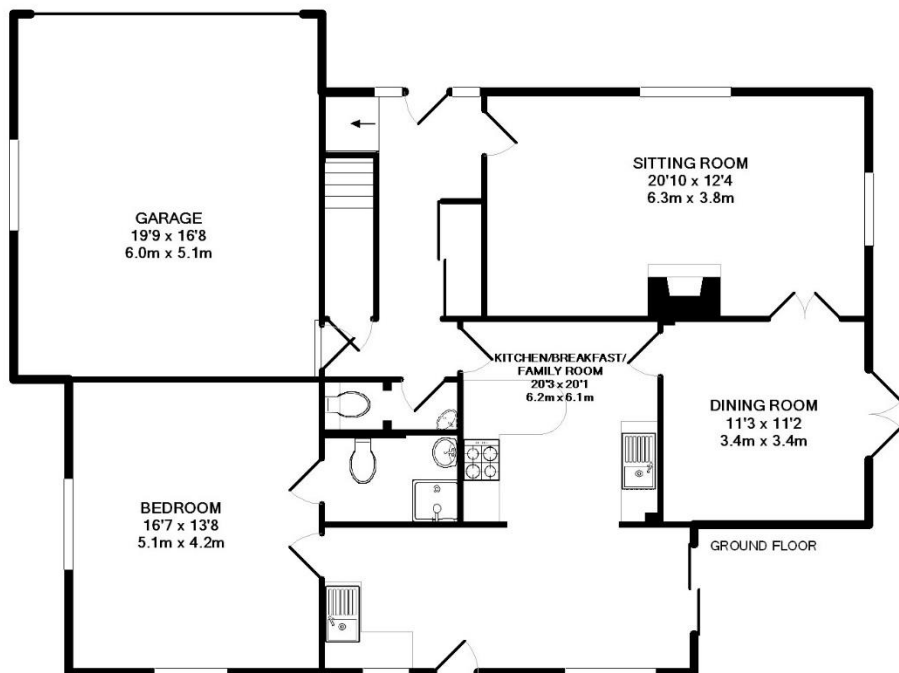






The property is located within walking distance of the centre of Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th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

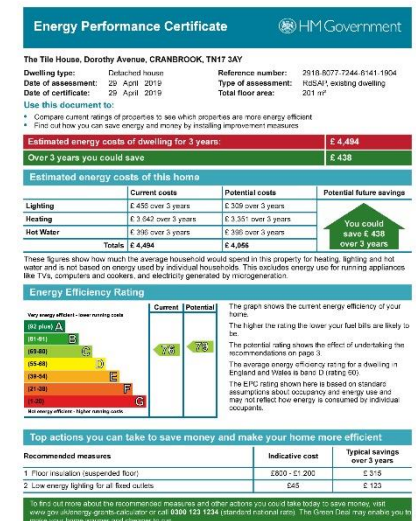
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including Garage) 2322.8SQ.FT. (215.8SQ.M)
(not to scale - for layout purposes only)
(no guarantee is given 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 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 is given as to their operability or efficiency can be given.

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SERVICES

All mains services connected, including drainage. The property benefits from Solar panels.

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.



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