



'Our Focus Determines Your Reality'





Dorothy Avenue  
Cranbrook  
Kent  
TN17 3AN



Sitting/Dining Room \* Study \* Kitchen \* Utility Room  
Cloakroom

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Master Bedroom with Ensuite  
Three Further Bedrooms \* Family Bathroom

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Delightful Gardens \* Integral Garage \* Off Road Parking



## ATTRACTIVE ATTACHED FAMILY HOME

This attractive family home is located on the outskirts of the sought after Wealden Town of Cranbrook within walking distance of the popular Cranbrook School and overlooking The War Memorial playing field.

Presented in immaculate order throughout, the accommodation consists of an entrance hall leading to the sitting/dining room with doors to the terrace, a study, fitted kitchen, utility room and cloakroom on the ground floor, there is also access to the integral garage. On the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a family bathroom.

Outside the gravel drive provides off road parking and leads to the garage. The garden to the front is laid to lawn with well-established shrubs and a paved path leading around the lawn to a gate to the enclosed garden to the rear. Again laid to lawn, bordered with mature flower and shrub beds and an area of terrace, the garden enjoys views across The War Memorial playing field and in the distance to the Windmill.





## 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.

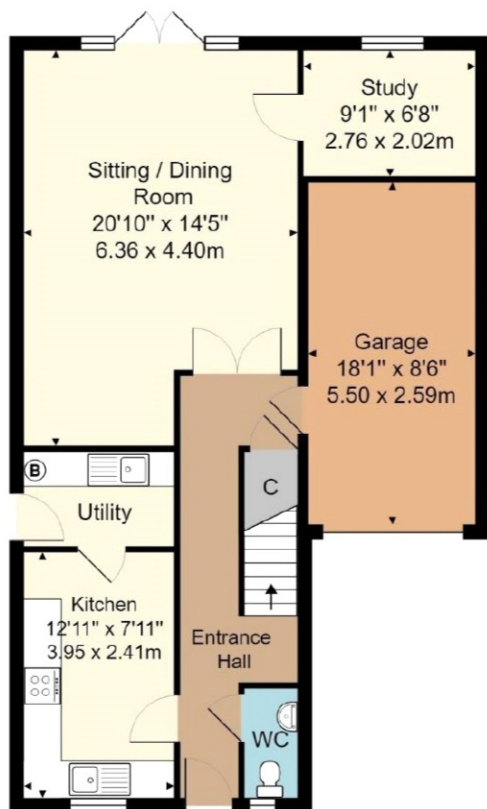
## SCHOOLS AND CONNECTIONS

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.

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.







**Ground Floor**

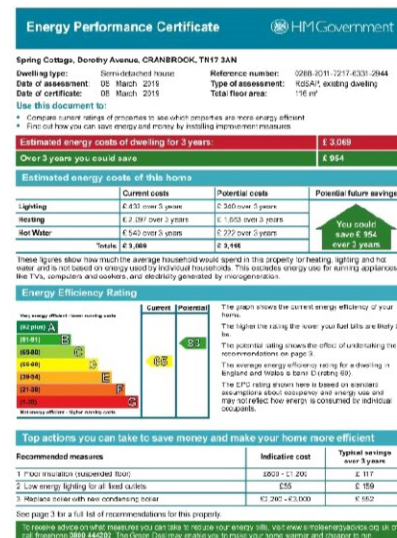


**First Floor**

**Approx Gross Internal Area 1416 sq. ft / 131.5 sq. m**

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Floor plan has been provided by the Vendor



## SERVICES

All mains services connected. Gas fired central heating.

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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