



'Our Focus Determines Your Reality'



New Road
Cranbrook
Kent
TN17 3LE



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

Master Bedroom with Dressing Room * Two Further Double Bedrooms
Family Bathroom * Separate W.C.

Garden with Terrace * Summer House * Off Road Parking



STRIKING DETACHED FAMILY HOME

This striking detached family home occupies an elevated position on a sought after private road in Cranbrook. Filled with light and offering well-proportioned rooms the property sits in an attractive enclosed garden with terrace, pergola and summer house.

The accommodation consists of an entrance hall, double aspect sitting room with log burning stove, kitchen/dining/family room, conservatory, double aspect study/bedroom, utility room and cloakroom on the ground floor.

On the first floor there is a double aspect master bedroom with dressing room, currently used as a study, two further double bedrooms, a family bathroom and a separate w.c.

Outside a driveway provides ample off road parking and adjoins an area of lawn with a mature tree and well stocked flower beds, steps lead to the front door. The back garden is laid to lawn with an area of terrace, a pergola and a summer house. A path leads to a garden shed and there are attractive flower and shrub borders and mature trees.



CRANBROOK

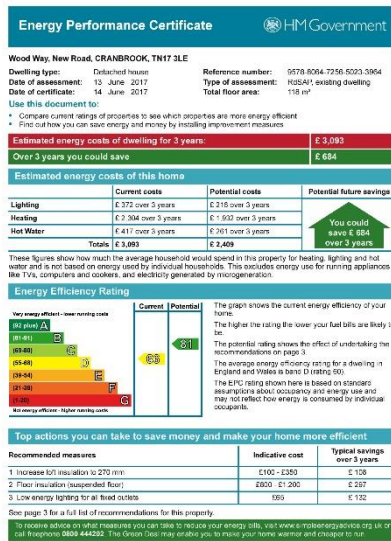
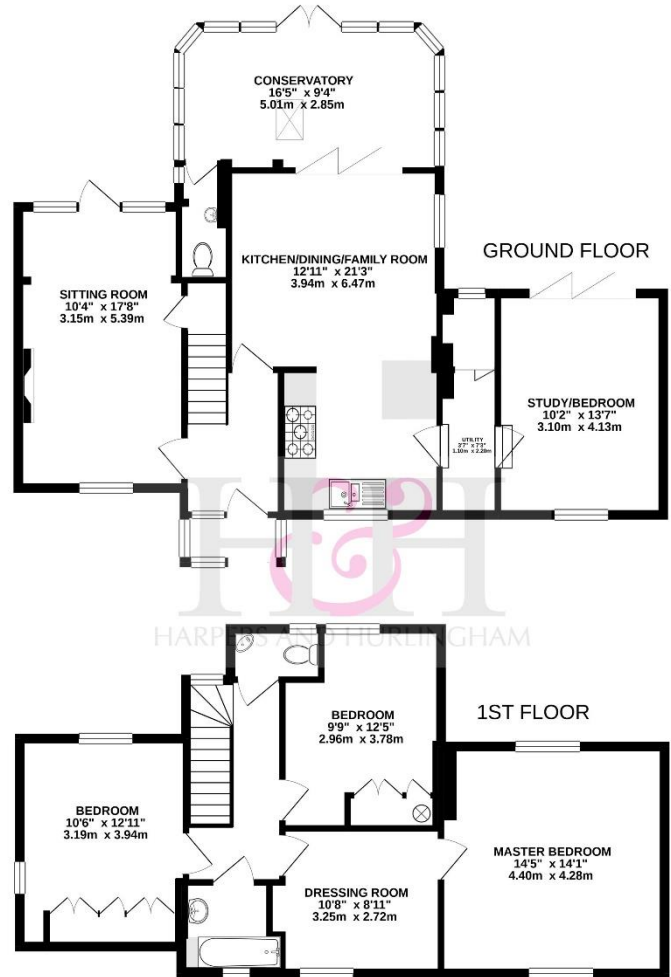
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the village school, there are a number of excellent schools in the area which include Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence together with a variety of state schools.

The mainline station of Staplehurst is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes).





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1423SQ.FT. (132.3SQ.M)
(not to scale - for layout purposes only)
(no guarantee is given to 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 area)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

All mains services connected. Gas fired central 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.

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