



'Our Focus Determines Your Reality'

Cranbrook Kent TN17 2HG



CHARACTER FILLED GRADE II LISTED COTTAGE

Oozing with character and period features this charming Grade II Listed terrace cottage, believed to date from the late 15th or possibly early 16th century.

The accommodation consists of a sitting room with dining area and inglenook fireplace and a kitchen with door to the garden on the ground floor. On the first floor there is a double bedroom with dressing room and a bathroom. The attic is boarded out and has lighting.

Outside a gate in the picket fence leads to a path crossing the garden to the front door. To the rear there is a terrace leading to an area of lawn. The enclosed 'L' shaped garden has access on to Angley Walk. There is an area of hard standing and a garden store.

CRANBROOK

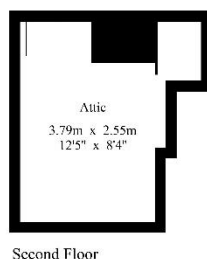
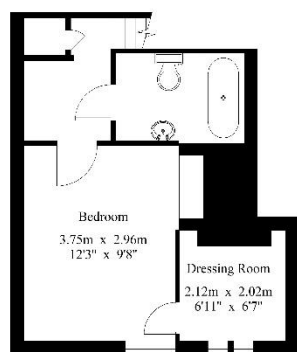
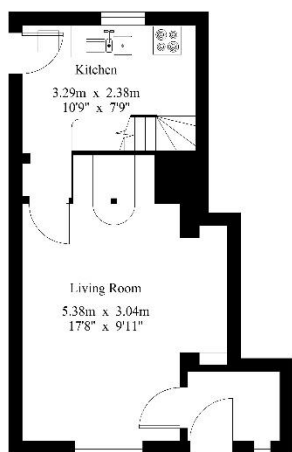
The property is located within walking distance of the centre of Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th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

2 Providence Cottages

Gross Internal Area : 52.7 sq.m (567 sq.ft.)
(Not including attic)



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CONNECTIONS

Mainline rail services are available from nearby Staplehurst with the A21 providing links to the motorway network.

SERVICES

Mains electricity, water and drainage.

EPC Rating: n/a

Please note that there is a flying freehold in the bathroom. Right of way path through no 1 by sheds which never seems to be used.

Tunbridge Wells Borough Council - Council Tax Band C

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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