



'Our Focus Determines Your Reality'



Angley Road
Cranbrook
Kent
TN17 2PN



Entrance Hall * Sitting Room * Study
Kitchen/Family Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Delightful Garden and Grounds
Elevated Terrace * Tree House * Off Road Parking



STRIKING DETACHED FAMILY HOME

Conveniently situated for access to the main road and rail networks, the Cranbrook School and the town centre, this striking detached family home sits in delightful, enclosed gardens on the outskirts of the sought after Wealden Town of Cranbrook. The flexible, well-presented accommodation is configured to take full advantage of the elevated terrace overlooking the delightful grounds.

On the ground floor the entrance hall opens into the triple aspect sitting room with fireplace and log burning stove, and doors opening onto an elevated terrace, a door opens into the double aspect study; on the other side of the room a door opens into the light-filled quadruple aspect kitchen/family room with doors again opening onto the elevated terrace. Completing the ground floor accommodation there is a utility room with door to outside and a cloakroom.

The first floor landing leads to the triple aspect principal bedroom enjoying an ensuite shower room, walk-in wardrobe and access to the balcony, two additional double bedrooms, a further good size single bedroom and a family bathroom.



OUTSIDE

Outside the tree lined gravel driveway provides ample off-road parking. Access at the side of the property opens into the enclosed garden to the rear.

A glorious wisteria adorns the rear elevation of the property whilst established flower beds border the elevated terrace, which with doors opening from the kitchen/family room and sitting room, creates an ideal space for outside entertaining. Mature trees and shrubs border the lawn which leads to a tree house and garden store.

The above ground plunge pool is not included in the sale but maybe available under separate negotiation.





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, St Ronans and Dulwich 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.

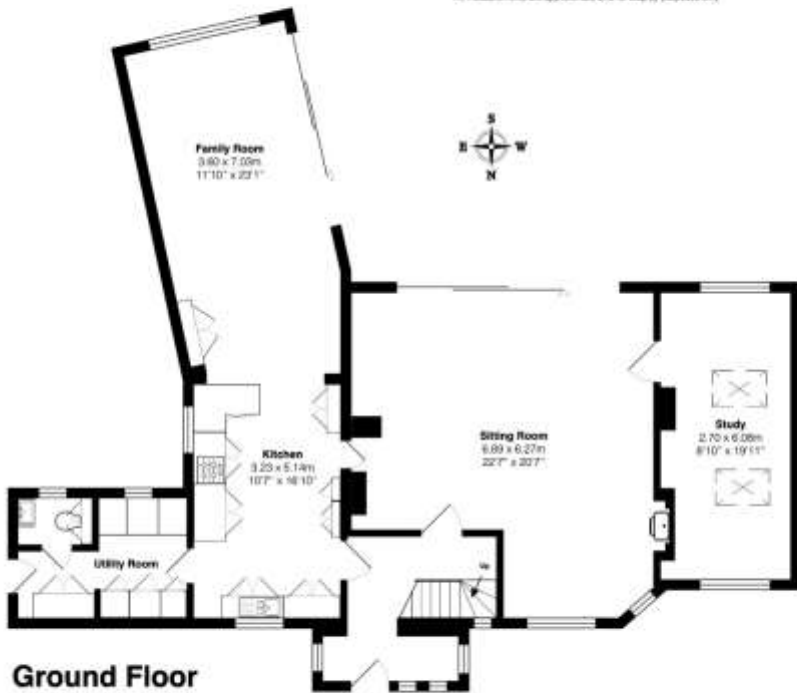






Two Trees, Angley Road, Cranbrook, TN17 2PN

Approximate total Area: 195.8 m² ... 2108 ft²
All measurements are approximate and for stability purposes only



SERVICES

All mains services connected. Gas fired central heating. Ground floor underfloor heating. Solar Photovoltaic Panels. E.V. charging point.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: B – full details available on request

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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