



'Our Focus Determines Your Reality'



Waterloo Road
Cranbrook
Kent
TN17 2ET



Sitting Room * Kitchen/Dining Room

Principal Bedroom * Further Double Bedroom
Family Bath/Shower Room

Garden * Terrace and Barbecue Area
Workshop * Off Road Parking



DELIGHTFUL VICTORIAN COTTAGE

Presented in immaculate order throughout and occupying an elevated, out of town location, this delightful Victorian cottage is believed to date from 1865 and has recently undergone a full renovation to a high standard.

The accommodation spans three floors and consists, on the ground floor, of a sitting room with fireplace and gas fired 'log burning' stove and a kitchen/dining room and doors to the garden.

On the first floor there is the principal bedroom with a feature fireplace and a family bath/shower room. Stairs lead to the second floor where there is a further double bedroom with eaves storage and a vanity unit.

A picket fence borders the garden with a path leading to the front door. The drive provides off road parking for several cars and leads to the garden to the rear which is predominantly laid to lawn bordered on one side with close slat wood fencing and on the other with a mature hedge. There is an integral brick barbecue and elevated terrace, and an outbuilding which can be used as either a workshop or a summer house. The garden adjoins the school playing field. Subject to the necessary planning permission, it would be possible to extend to the side of the cottage.



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.

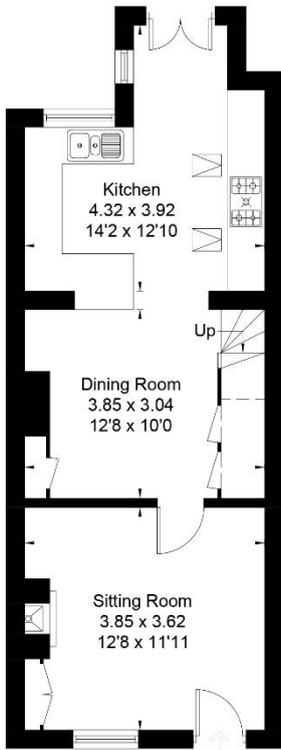
SCHOOLS AND CONNECTIONS

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 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.

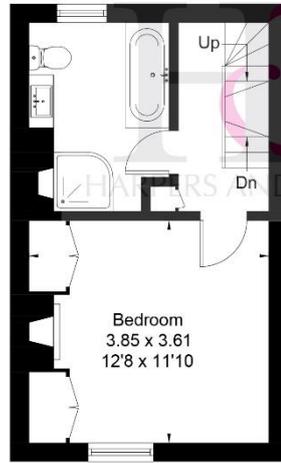


Approximate Area = 91.9 sq m / 989 sq ft
Workshop = 18 sq m / 194 sq ft
Total = 109.9 sq m / 1183 sq ft
Including Limited Use Area (11.5 sq m / 124 sq ft)



Ground Floor

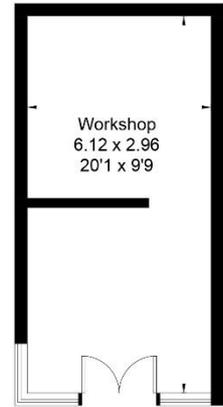
= Reduced head height below 1.5m



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 307840



SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: D – full details available on request

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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