



‘Our Focus Determines Your Reality’



Goudhurst Road  
Cranbrook  
Kent  
TN17 2PS



Entrance Hall \* Sitting Room \* Conservatory  
Kitchen \* Cloakroom

---

Principal Bedroom, Ensuite \* Two Further Bedrooms  
Family Bath and Shower Room \* Attic Bedroom \* Attic Storage

---

Delightful Enclosed Garden with Terrace \* Garden Stores  
Off Road Parking





## STYLISH PERIOD COTTAGE

Located on the outskirts of the sought after Wealden Town of Cranbrook, this charming cottage is believed to date from the 1860s with later additions and is complemented by an attractive enclosed garden.

The accommodation exhibits many period features from exposed beams to ornate fireplaces and consists of an entrance hall, sitting room with fireplace, dining room with fireplace, conservatory opening onto the terrace, kitchen and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, two further bedrooms and a family bath and shower room. A staircase leads to the second floor where there is an attic bedroom and attic storage.

The cottage is approached over a shared driveway which leads to the private parking suitable for several cars. A path leads from the parking across the enclosed garden to the cottage. The garden is laid to lawn with mature shrubs and trees and a paved terrace. There are two garden stores both of which are brick built and attached to 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, 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.





Approximate Area = 173.2 sq m / 1864 sq ft  
Stores = 5.6 sq m / 60 sq ft  
Total = 178.8 sq m / 1924 sq ft  
Including Limited Use Area (10.6 sq m / 114 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 297715



## SERVICES

Mains electricity and water. LPG fired central heating. Shared cess pit drainage located on neighbours property.

There is a shared access drive to the cottages.

Tunbridge Wells Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)