



'Our Focus Determines Your Reality'



Dorothy Avenue  
Cranbrook  
Kent  
TN17 3AL



Entrance Hall \* Open Plan Sitting and Dining Room \* Fitted Kitchen  
Cloakroom

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Principal Bedroom with Ensuite \* Three Further Bedrooms  
Family Bathroom

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Stunning Enclosed Terrace Patios and Garden with Wildlife Pond  
Off Road Parking \* Garage



## ATTRACTIVE DETACHED FAMILY HOME

Just a stroll from the centre of the sought after Wealden Town of Cranbrook, Cherry Cottage combines the accessibility of town living with a secluded country garden. This attractive detached well-proportioned family home provides stylish accommodation with a stunning 'WOW factor' terraced garden and wildlife pond to the rear.

The accommodation consists of an entrance hall, a recently installed fully fitted kitchen, a sitting room opening into a dining room with doors to the terrace and upper garden, and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, three further bedrooms, two of which have delightful views over the garden and a family bathroom.

To the front there is an enclosed drive with space for two cars plus an integral garage. However, the piece de resistance are the patios and garden, landscaped to the natural contours of the land and ideal for outdoor living. Relax on the vine-covered terrace, sun-trap alfresco lounge or enjoy the stunning wildlife pond area with brook and waterfall, home to visiting ducks and the local cranes, from which the town derives its name.



## CRANBROOK

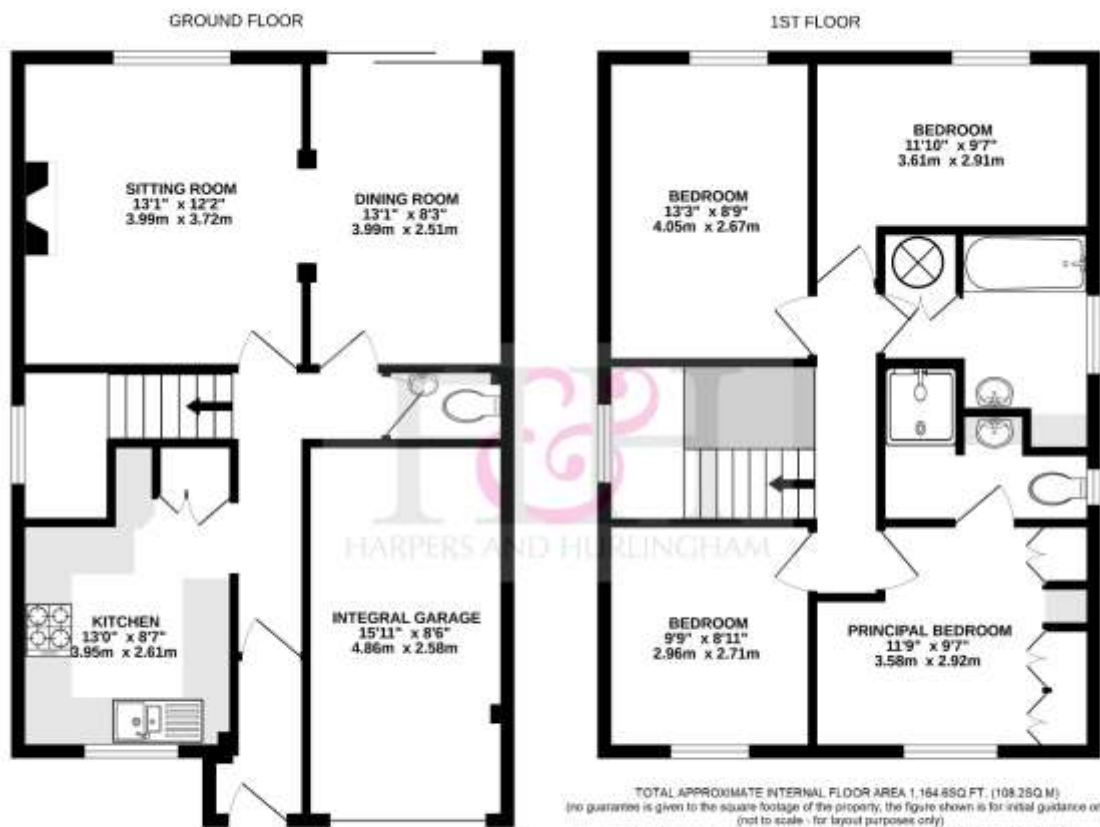
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





## SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: D – full details available on request.

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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