



‘Our Focus Determines Your Reality’







Hartley Road  
Cranbrook  
Kent  
TN17 3QP



Entrance Hall \* Sitting Room \* Family/Dining Room \* Kitchen  
Utility Room \* Boot Room \* Cloakroom

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Principal Bedroom with Ensuite \* Three Further Bedrooms  
Family Bath/Shower Room

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Mature, Enclosed Garden \* Integral Garage  
Ample Off-Road Parking



## ATTRACTIVE, DETACHED FAMILY HOME

Dating from the 1930's with later additions, this attractive, detached family home is situated on the outskirts of the sought after Wealden Town of Cranbrook. Presented in immaculate condition throughout the property is complimented by a delightful garden backing onto open fields.

The accommodation consists of an entrance hall, sitting room with square bay window, exposed brick fireplace and log burning stove, kitchen with wrought iron fireplace opening into family/dining room with doors opening onto the terrace, a utility room with door into the integral garage, boot room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, three further bedrooms and a family bath/shower room. The spacious, boarded loft could be utilised to create additional accommodation subject to the necessary planning permission.

Outside a brick driveway provides ample off-road parking and leads to the integral garage. The enclosed garden to the rear is laid predominantly to lawn with mature hedging, trees and flower and shrub beds; steps lead from the lawn down to the paved terrace. There is also a raised vegetable bed.





## 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

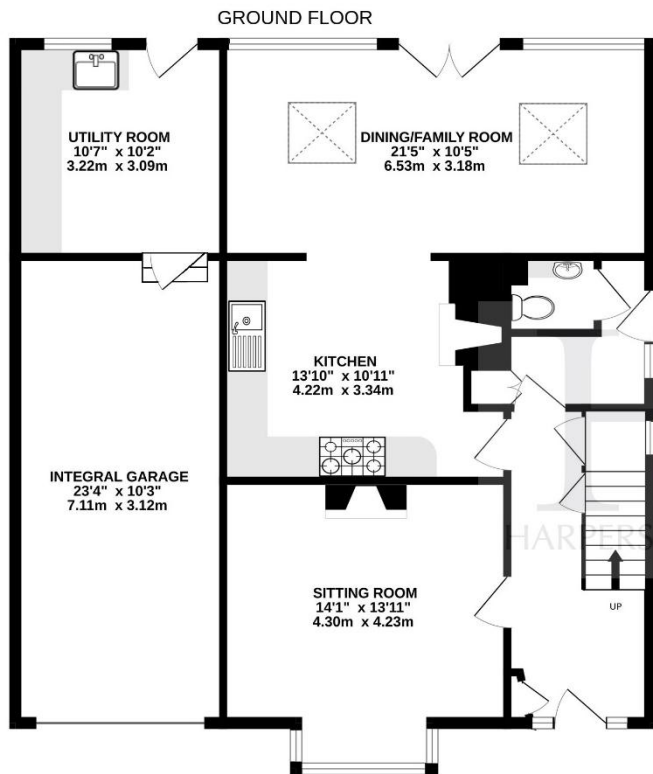
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich School.

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.

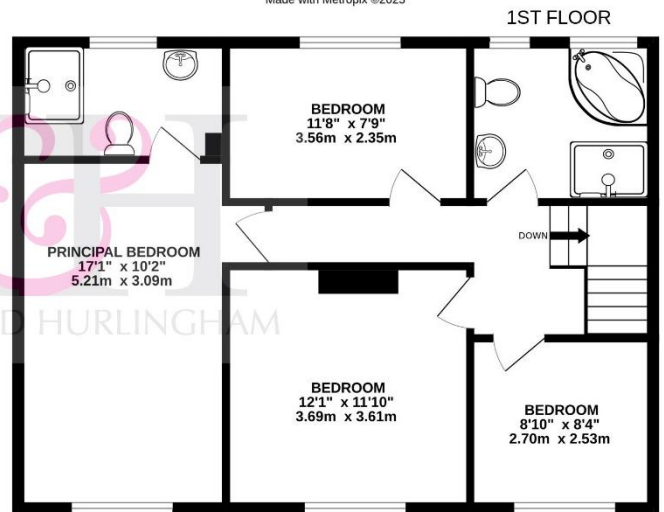








TOTAL APPROXIMATE INTERNAL FLOOR AREA INCLUDING THE GARAGE 1,810.5SQ.FT. (168.2SQ.M.)  
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)  
(not to scale - for layout purposes only)  
(please note that the fixtures and fittings are not necessarily included in the sale)  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: C – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band E

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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