



'Our Focus Determines Your Reality'



Frythe Way
Cranbrook
Kent
TN17 3BQ



Sitting/Dining Room * Kitchen * Cloakroom

Principal Bedroom, Ensuite
Three Further Bedrooms * Family Shower Room

Attractive Enclosed Courtyard Style Garden
Garage * Off Road Parking



CHARMING, LIGHT-FILLED, MEWS HOUSE

This charming light-filled family home spans three floors with an open-plan layout to the ground floor. Occupying a slightly elevated position in a convenient location, the property enjoys views over the playing field and is within walking distance of the renowned Cranbrook School and the centre of the sought-after Wealden town of Cranbrook.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, a sitting/dining room with bay window, fireplace and doors into the conservatory, a kitchen, and a cloakroom on the ground floor.

On the first floor there are two double bedrooms, a further bedroom/study and a family shower room. Stairs lead to the second floor principal bedroom with ensuite shower room and sitting area.

To the front there is an area of lawn with brick path leading to the front door. The enclosed courtyard style garden to the rear is herringbone brick, with raised flower and shrub beds. A gate in the wall leads to the garage and off road parking.



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.

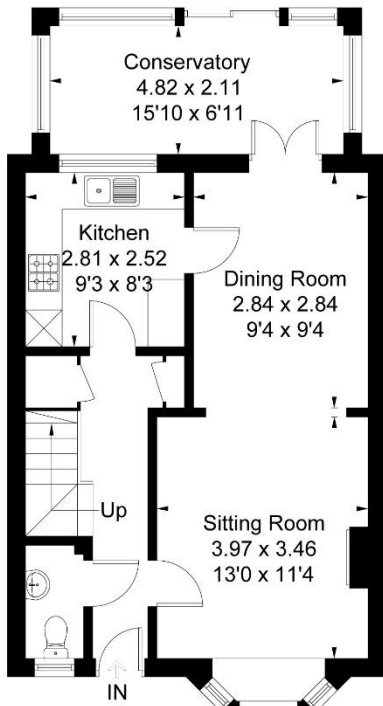
SCHOOLS AND CONNECTIONS

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.

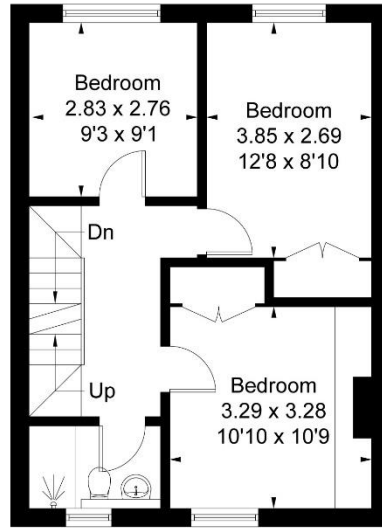
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



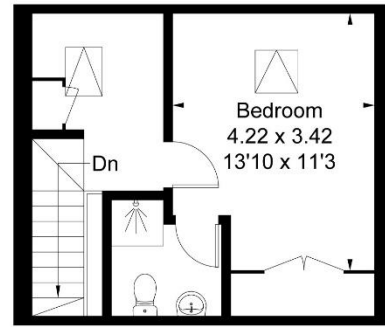
Approximate Area = 129.3 sq m / 1392 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 144.0 sq m / 1550 sq ft



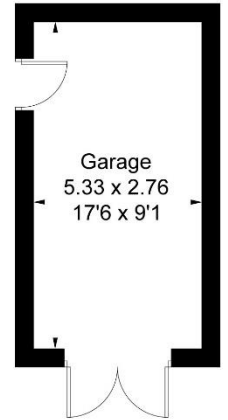
Ground Floor



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 307469



SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: D – full details available on request.

Covenants exist relating to the installation and maintenance of services provide to the property.

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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