



‘Our Focus Determines Your Reality’



New Road  
Cranbrook  
Kent  
TN17 3LE



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

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Principal Bedroom, Ensuite \* Three Further Double Bedrooms  
Study/Bedroom \* Family Bath/Shower Room

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Enclosed Garden \* Garage/Games Room \* Ample Off-Road Parking





## ATTRACTIVE, SPACIOUS, DETACHED FAMILY HOME

This deceptively spacious, detached family home provides versatile, light-filled accommodation with well-proportioned rooms and a stunning kitchen/dining/family room.

In its current configuration, the ground floor consists of a double aspect entrance hall, a sitting room with fireplace, stunning triple aspect kitchen/dining/family room with tri-fold doors to the terrace and a roof lantern flooding the room with light, a utility room and cloakroom; a second entrance hall opens into the double aspect garage/games room; the garage door is closed off from the inside with removable wooden panels and so is easily reinstated if required. The principal bedroom with ensuite shower room, and built-in storage together with three further double bedrooms, a study/bedroom and a family bath/shower room are to be found on the first floor.

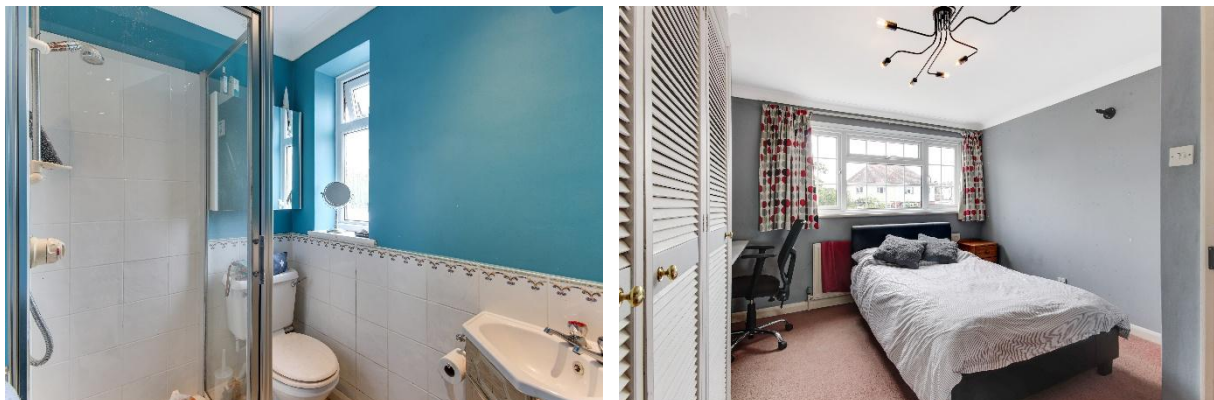
There is a spacious loft providing extensive storage, which could subject to the necessary planning requirements be used to create further bedrooms/living space.

Outside, a gated gravel driveway provides ample off-road parking and is bordered with mature hedging and flower and shrub borders. The enclosed garden to the rear is laid predominantly to lawn with an elevated paved terrace, brick-built flower and shrub planters and a number of mature trees. There is a garden store which opens into the garage/games room.

Occupying a convenient sought after location in the Wealden town of Cranbrook, the property is within walking distance of the town centre and the renowned Cranbrook School.







## CRANBROOK

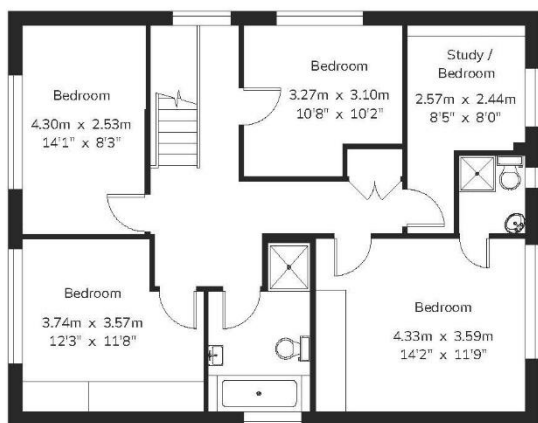
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

## SCHOOLS AND CONNECTIONS

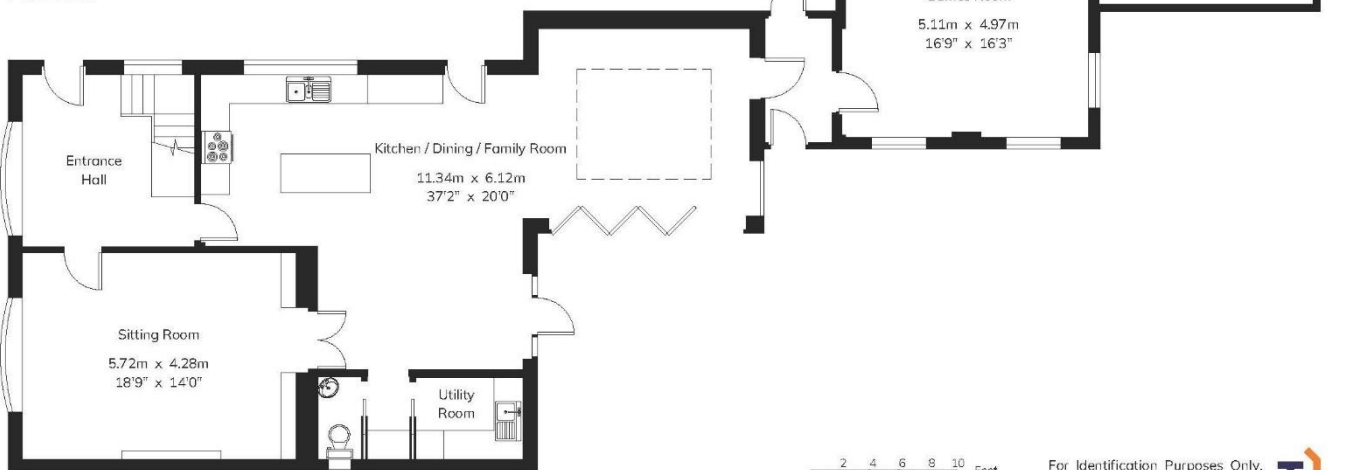
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich School.

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.





First Floor



Ground Floor

## The Barn

Gross Internal Area : 226.0 sq.m (2432 sq.ft.)



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## SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: 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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