



'Our Focus Determines Your Reality'



Bakers Cross  
Cranbrook  
Kent  
TN17 3JW



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

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

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Garden and Grounds Approx. 0.65 Acres \* Barn  
Garage/Garden Store \* Off-Road Parking



## STRIKING EDGE OF TOWN FAMILY HOME

Believed to date from the post war 1940s with later additions, this striking family home occupies a convenient position on the edge of the sought after town of Cranbrook.

Spanning three floors, the well-proportioned accommodation consists of an entrance hall, a sitting room with bay window, fireplace and folding double doors opening into a family room creating an open-plan living space when open, the family room with fireplace and log burning stove opens into the light-filled kitchen/dining room with doors out to the garden, a cloakroom completes the ground floor.

On the first floor there is a principal bedroom with bay window and built-in storage, a further double bedroom with built-in storage and a family bath/shower room.

A staircase leads up to the second floor where there are two further double bedrooms and a shower room.

To the front of the property there is a hardstanding style driveway with front garden laid to gravel, ideal for additional parking, bordered with flower beds and to the front boundary a hedge. Gates open through to the garden to the rear which is laid predominantly to lawn with an elevated terrace, well-established hedging and flower and shrub borders. The garden opens into an area of meadow interspersed with mature trees, a detached barn and the garage/garden store.



## CRANBROOK

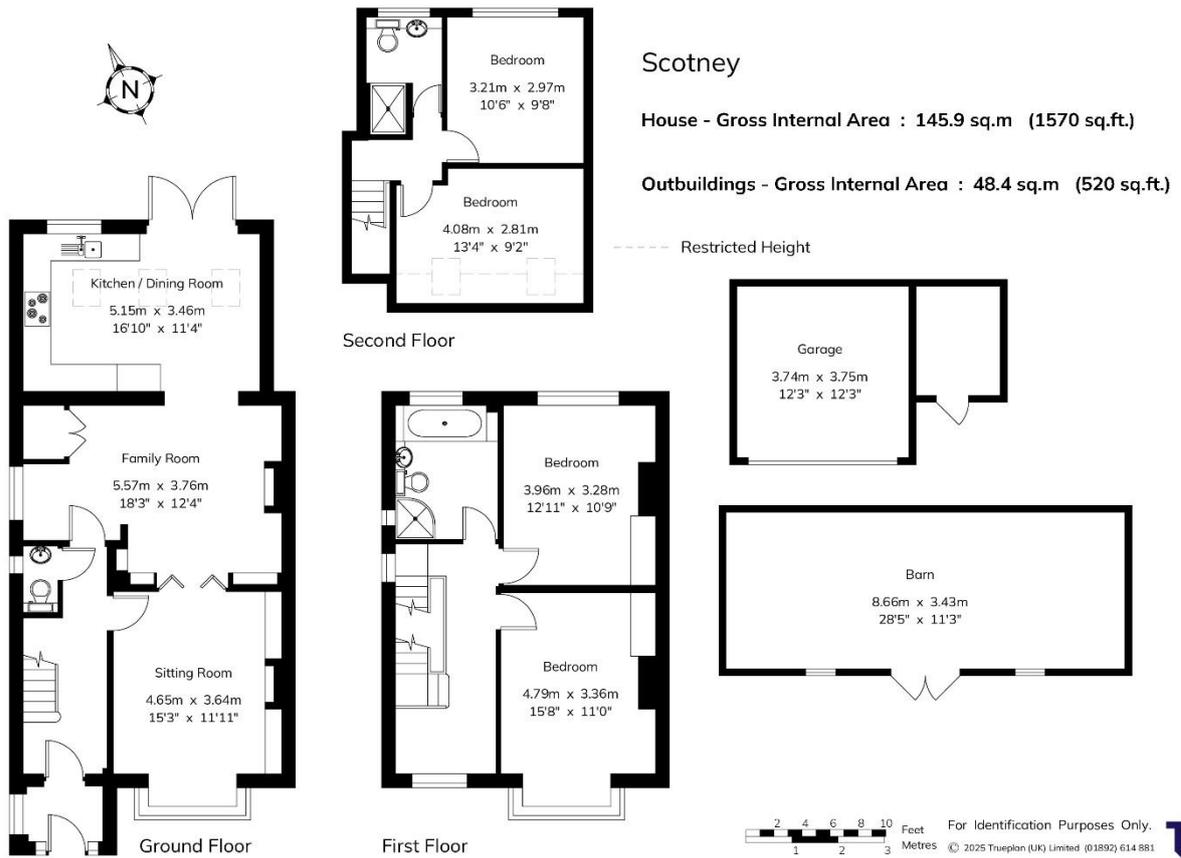
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





## SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: D

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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