



‘Our Focus Determines Your Reality’



Greycoats Place
Cranbrook
Kent
TN17 3EY



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

Principal Bedroom, Ensuite * Guest Bedroom, Ensuite
Two Further Bedrooms * Family Bathroom

Enclosed Garden with Views * Double Garage
Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

One of seven properties, completed in 2020 by the local family run company Jarvis Homes, in an exclusive development, on the outskirts of the sought-after Wealden Town of Cranbrook. This attractive family home provides comfortable, well-proportioned rooms with ground floor underfloor heating and fibre optic broadband ideal for today's digital lifestyle.

The accommodation consists of an entrance hall, a triple aspect open-plan kitchen/sitting/dining room with tri-fold doors to the terrace, bay window and fireplace with log burning stove, a study with bay window, utility room with door to outside and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and built-in storage, a guest bedroom with ensuite shower room and built-in storage, two further bedrooms both with built-in storage and a family bathroom.

Outside a brick laid drive provides off road parking and leads to the double garage. The garden to the front is paved and interspersed with flower and shrub beds. The enclosed garden to the rear is laid predominantly to lawn with established flower and shrub borders and areas of paved terracing from which to enjoy the views over the adjoining countryside.

In addition, there is the remainder of the 10 year NHBC Building Warranty.



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.

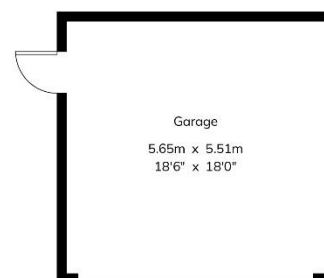
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



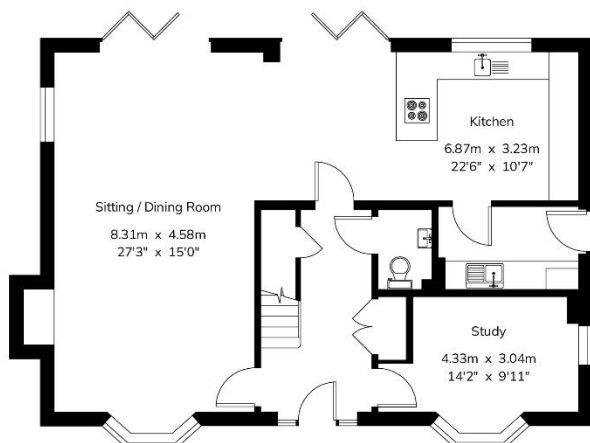
Weston House

House - Gross Internal Area : 183.8 sq.m (1978 sq.ft.)

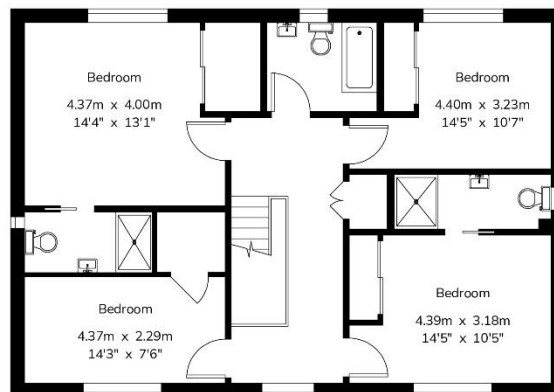
Garage - Gross Internal Area : 31.1 sq.m (344 sq.ft.)



First Floor



Ground Floor



First Floor

2 4 6 8 10 Feet For Identification Purposes Only.
1 2 3 Metres © 2025 Trueplan (UK) Limited (01892) 614 881



SERVICES

All mains utilities connected. Gas fired central and underfloor heating. Fibre Broadband connected. EV Charging Point.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: B

Private Road, annual Service Charge £1,136 - Omnicroft.

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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