



'Our Focus Determines Your Reality'



Hartley Road
Cranbrook
Kent
TN17 3QX



Entrance Hall * Drawing Room * Sitting Room * Dining Room
Conservatory * Kitchen/Breakfast Room with Larder
Utility Room * Cloakroom

Principal Bedroom with Ensuite
Seven Further Bedrooms, Four Ensuite * Family Bath/Shower Room

Attractive Garden and Grounds
Coach House/Garage * Glass House * Garden Store
Off Road Parking



STUNNING 5,100SQ.FT. EDWARDIAN FAMILY HOME

High ceilings, spacious rooms and period fireplaces are among the many features of this stunning 5,100sq.ft. Edwardian house. Mixing character with the convenience of modern living the property is located within walking distance of the popular Wealden Town of Cranbrook.

The accommodation spans three floors and consists of an entrance hall, a drawing room with bay window, ceiling rose, doors to the garden and a fireplace with a log burner, a sitting room with wall panelling, ceiling rose, brick fireplace with log burning stove and doors to the conservatory, a dining room with a square bay window, exposed floorboards and fireplace with log burning stove, and a double aspect kitchen/breakfast room with a larder and a door to the garden; a utility/boot room and a cloakroom complete the ground floor.

Two staircases lead to the first floor where there is a principal bedroom with ensuite bathroom, fireplace and built-in storage, three further double bedrooms, two of which are ensuite together with a family bath/shower room.

On the second floor the landing doubles as a study and there are four double bedrooms, two have ensuite bathrooms.





OUTSIDE

Outside the driveway leads in front of the property to the detached coach house/garaging and glass house which could subject to the necessary planning be converted to provide ancillary accommodation. The driveway provides ample off-road parking and is bordered from the road by mature trees, hedging and close slat fencing.

The enclosed garden is laid predominantly to lawn interspersed with mature trees and well-stocked flower and shrub beds, and elevated terrace. There is a garden store which is attached to the utility room.

Conveniently located for access to the main road and rail networks, the property is within walking distance of the town amenities 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.







Hartley Mount, Cranbrook, Kent

Approximate Area = 473.1 sq m / 5092 sq ft (Excluding Garden Store)

Garage = 11.5 sq m / 124 sq ft

Garden Store, Glass House & Coach House = 52.0 sq m / 560 sq ft

Total = 536.6 sq m / 5776 sq ft

For identification only. Not to scale.



SERVICES

All mains services connected. Gas fired central heating. Underfloor heating in the kitchen.

Tunbridge Wells Borough Council - Council Tax Band H

EPC Rating: D – full details available on request

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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