



'Our Focus Determines Your Reality'





High Street  
Cranbrook  
Kent  
TN17 3EN



Sitting/Dining Room \* Kitchen/Breakfast Room \* Utility Room  
Shower Room

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Principal Bedroom \* Further First Floor Bedroom \* Family Bathroom  
Two Attic Interconnecting Double Bedrooms

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Low Maintenance Garden



## CHARMING GRADE II LISTED COTTAGE

This charming double fronted Grade II Listed cottage is full of character. Believed to date from the 1700s the cottage exhibits exposed beams, exposed floorboards, red brick floor and inglenook fireplace across three floors. Conveniently located in the sought after Town of Cranbrook, the cottage is within walking distance of the renowned Cranbrook School.

The accommodation consists of sitting/dining room with an inglenook fireplace and log burning stove, red brick floor and exposed beams, the dining area is slightly elevated, the kitchen/breakfast room is partially vaulted, has exposed beams and a stable door to outside; also, on the ground floor there is a utility room and a shower room.

On the first floor there is a principal bedroom with exposed beams, a single bedroom and a family bathroom. A staircase leads to the second floor where there are two interconnecting double bedrooms, one with a wash basin.

Outside a gate opens in the picket fence onto a path across the paved garden to the front door, flower and shrub beds border the garden. To the rear there is a courtyard style garden with a 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.

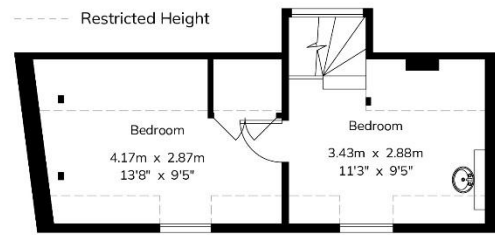
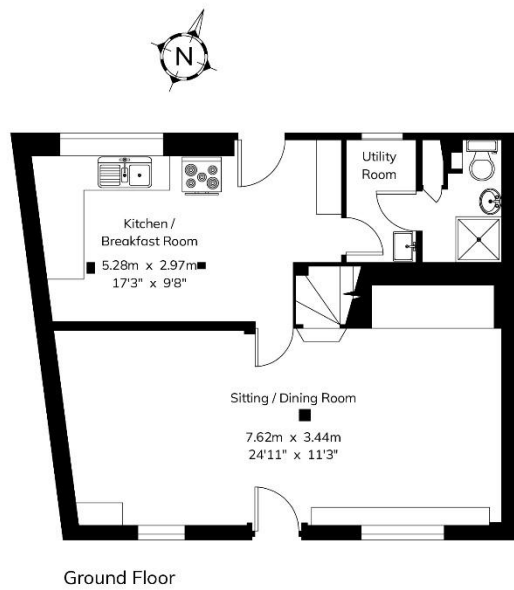
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



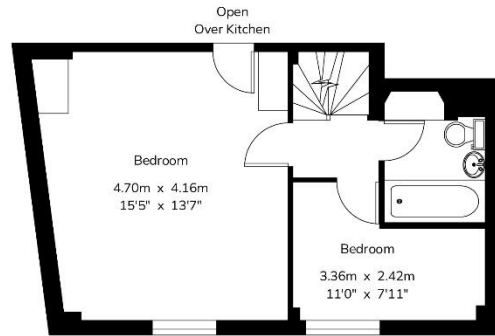


## The Cottage Horton Smith

Gross Internal Area : 108.8 sq.m (1171 sq.ft.)



Second Floor



First Floor



## SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

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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