



- Attractive Detached Family Home
- Principal Bedroom with Built-in Storage

- Entrance Hall, Cloakroom
- Two Further Bedrooms

- Sitting Room with Media Wall
- Family Bathroom

- Kitchen/Dining Room
- Enclosed Garden with Terrace

Description

CRANBROOK

This attractive detached family home occupies a tucked away location in the centre of the sought after Wealden Town of Cranbrook. Just under three years old the cottage is presented in immaculate condition throughout.

The accommodation consists of an entrance hall, a sitting room with media wall, a kitchen/dinning room with bi-fold doors leading to a paved terrace and a cloakroom completing the ground floor.

On the first floor there is a double aspect principal bedroom with built-in storage, a further double bedroom also with built-in storage, a further good size bedroom/study and a family bathroom.

Outside a gravel driveway provides ample off-road parking, with paving leading around to a gate opening into the enclosed garden to the rear. The paving continues round to the terrace which adjoins the lawn. At the side of the cottage to the front there is an EV charging point.

Tunbridge Wells Borough Council - Council Tax Band C

EPC Rating: B

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.

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.

SERVICES:

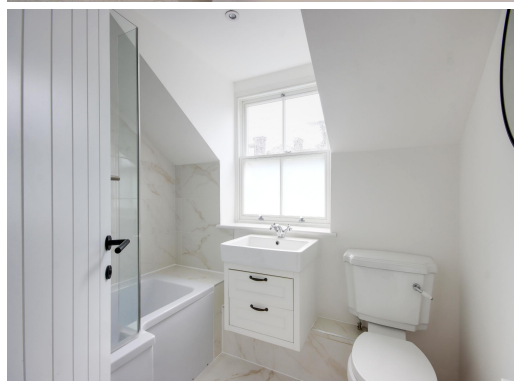
Mains electricity, water and drainage.

Air Source Heat Pump.

Zonal underfloor heating to the ground floor.

EV charging point.

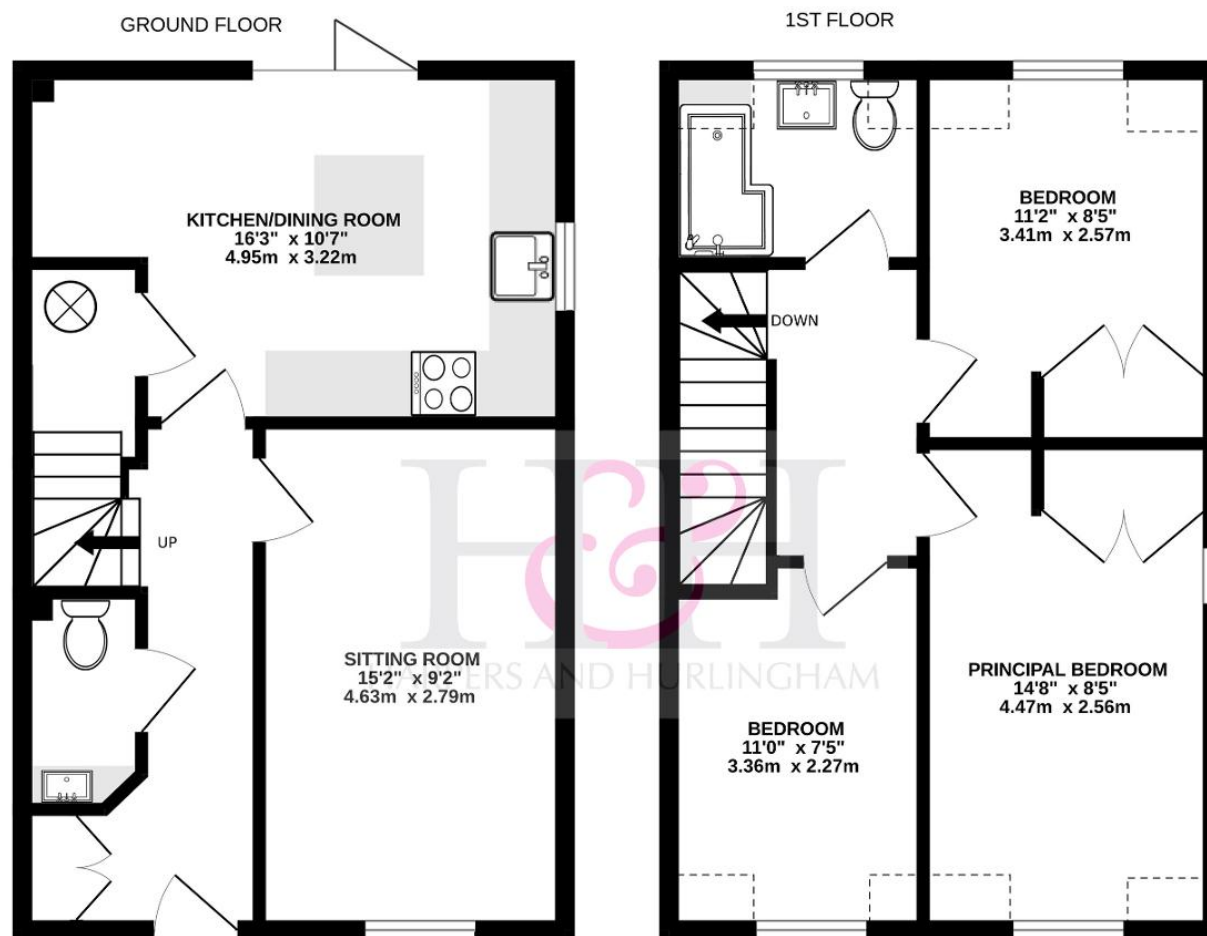
Please note that the fixtures and fittings are not necessarily included in the sale.



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



TOTAL APPROXIMATE INTERNAL FLOOR AREA 851.4SQ.FT. (79.1SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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