



# Lambert & Foster



## 3 CRANEMILL COTTAGES

WILSLEY POUND | SISSINGHURST | KENT | TN17 2HR

*A character end of terrace cottage providing three bedroom accommodation arranged over three floors with exposed timbers, including sitting room with woodburning stove, a modern kitchen with granite worktops and conservatory, complemented by a paved and lawned rear garden, an attached single garage, all conveniently located on the periphery of Cranbrook town. Cranbrook School catchment area.*

Guide Price £425,000

FREEHOLD



## 3 CRANEMILL COTTAGES

WILSLEY POUND | SISSINGHURST | KENT | TN17 2HR

3 Cranemill Cottages is a character end of terrace cottage residentially converted in 1997 from the Camden Arms public house. The accommodation is arranged over three floors with features including exposed beams and timbers and oak internal doors. The cottage benefits from a modern fitted kitchen with a range of base and eyelevel cupboards including granite worktops with some integrated appliances including AEG four ringed induction hob, double oven under and Lamona fridge/freezer. A conservatory with UPVC sealed unit double glazed windows and panels on a dwarf brick wall fitted with power, overlooking the rear garden. The sitting room is situated to the front with feature brick open fireplace housing a wood-burning stove with beamed ceiling. The three bedrooms are arranged over the first and second floors, bedrooms two and three set partially beneath eaves, served by a bathroom fitted with a white suite with, heated towel rail and an integrated shower over the bath with part tiled surround.

Outside, double five bar wooden gates open onto the driveway with turning area, leading down to an attached single garage 5.80m x 3.20m with electric up and over door, fitted with power and light. To the front of the property is a strip of lawn with established shrubs. A wooden side gate opens to the rear garden, extending to approximately 13m divided into two areas of lawn and predominately paved including climbing roses and palm tree, all enclosed by close boarded wooden panel fencing.



- Total floor area approximately 1598 ft<sup>2</sup> (150.5 m<sup>2</sup>)
- Canopy porch
- Entrance hall
- Cloakroom
- Sitting room with brick fireplace housing woodburning stove
- Fitted kitchen with granite worktops and some integral appliances
- Conservatory overlooking rear garden
- Three bedrooms arranged over two floors
- Bathroom with white suite
- Mains gas fired central heating
- Double glazed windows
- Rear garden approximately 13m
- Attached single garage
- No onward chain

## DIRECTIONS

From the Wilsley Pound roundabout on the outskirts of Cranbrook town take the A229 in the direction of Staplehurst/Maidstone. After a short distance opposite the petrol filling station 3 Cranemill Cottages will be found on the left hand side.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Gas fired central heating

**Local authority:** Tunbridge Wells Borough Council  
[www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band E **EPC:** C (73)

## VIEWING

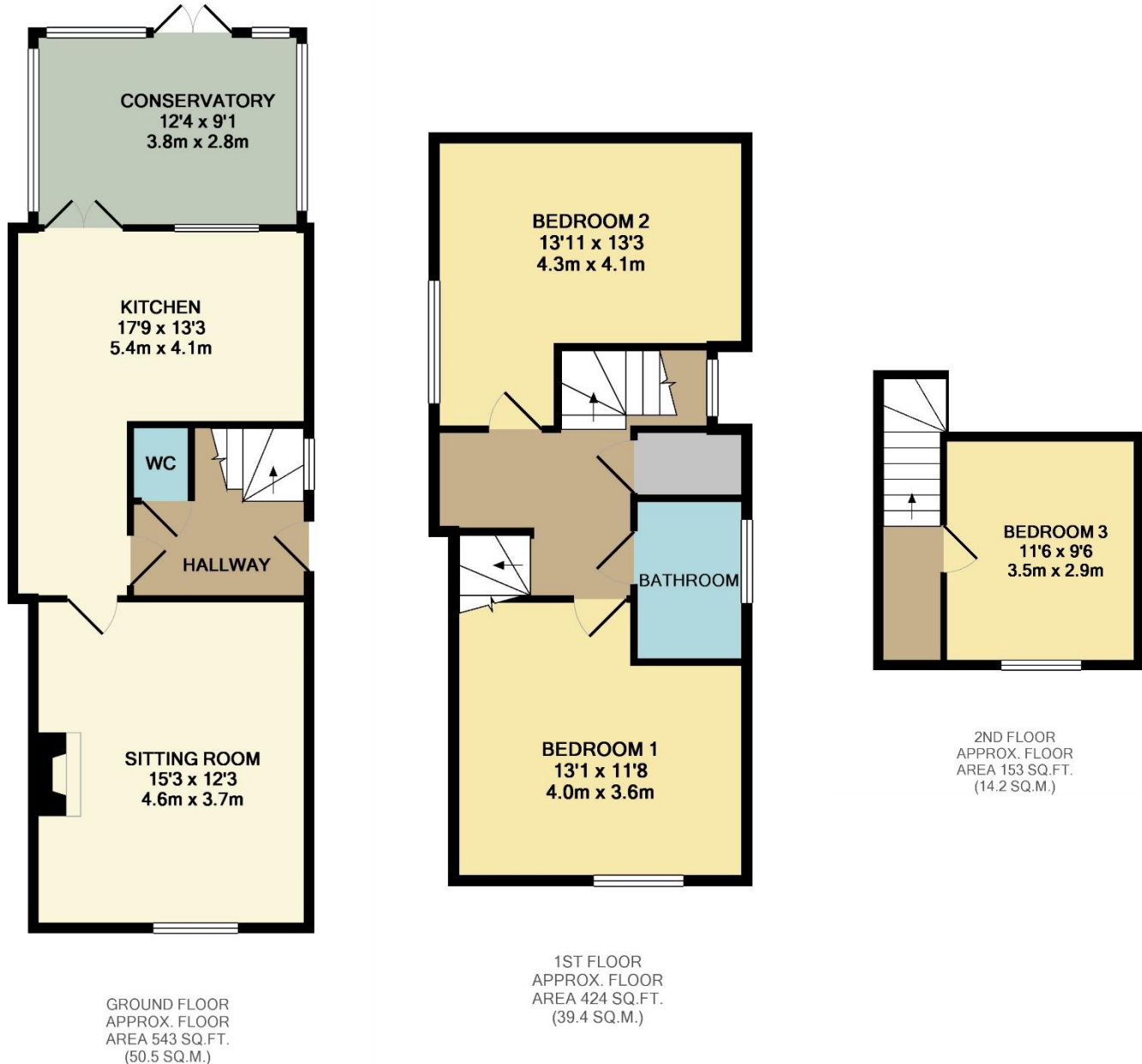
By appointment only.

**Cranbrook Office:** 01580 712888.

**AGENT'S NOTE:** We understand the drive is owned by No. 3, No. 2 enjoys a right of way to access their garage.

## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



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