



Lambert & Foster



BAY TREE COTTAGE

HIGH STREET | CRANBROOK | KENT | TN17 3DN

Sat behind a white picket fence is this charming Grade II Listed, white weather boarded town house, offering 792 sq ft of accommodation set over 3 floors and retaining a wealth of stunning period features, including exposed beams and wall timbers, original wooden doors and inglenook fireplace, all occupying a high street location in the popular town centre. Cranbrook School catchment area. Chain Free.

Guide Price £325,000

FREEHOLD



BAY TREE COTTAGE

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Bay Tree Cottage is set in a convenient, central location of Cranbrook Town centre and all its associated facilities including an assortment of shops, bank, coffee shops and restaurants.

This attractive property provides well laid out accommodation, arranged over three floors, which comprises; sitting/dining room with feature bay window and inglenook fireplace with log burner, fitted kitchen and conservatory with rear garden access, to the first floor, principal bedroom with built in wardrobes and family shower room, to the second floor, a further double attic bedroom with views over the High Street.

Outside, there is a pretty, enclosed rear garden with paved terrace area complemented by lovely, raised flower and shrub beds. There is a handy brick built store room and to the side there is gated access with a right of access across adjacent gardens to access the street.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.



- Total floor area approximately 792 ft² (73.5 m²)
- Charming, Grade II Listed cottage
- Sitting/Dining room with feature bay window and Inglenook fireplace
- Fitted kitchen
- Conservatory
- Family shower room
- Principal bedroom with built in wardrobes
- Second double attic bedroom
- Pretty rear garden with raised flower borders
- Brick built store room
- Convenient town centre location
- Cranbrook School catchment area
- Chain free

DIRECTIONS

Pedestrian: From our office, proceed up the high street passing the entrance of Butler House Carpets. Bay Tree Cottage can be found on the left hand side.

GENERAL

Tenure: Freehold

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

Local authority: www.tunbridgewells.gov.uk

Council tax: Band D **EPC:** D (58)

Broadband: Superfast and Ultrafast 58 Mbps/1000 Mbps

Mobile Coverage: Likely

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

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

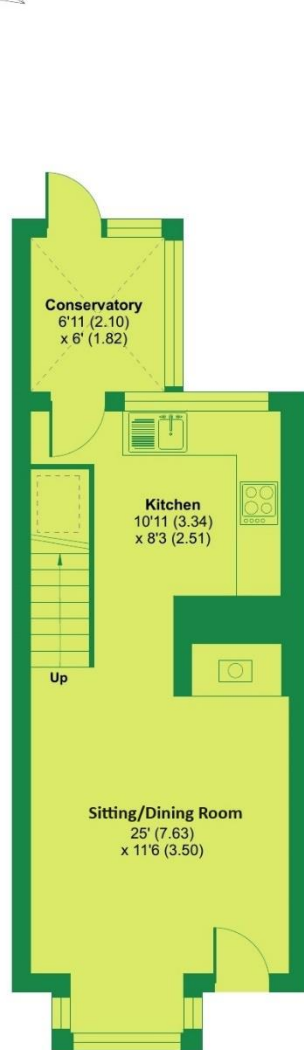
Bay Tree Cottage, High Street, Cranbrook, TN17 3DN

Approximate Area = 786 sq ft / 73 sq m

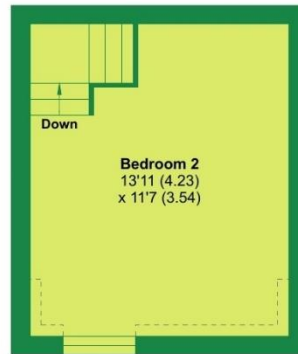
Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 792 sq ft / 73.5 sq m

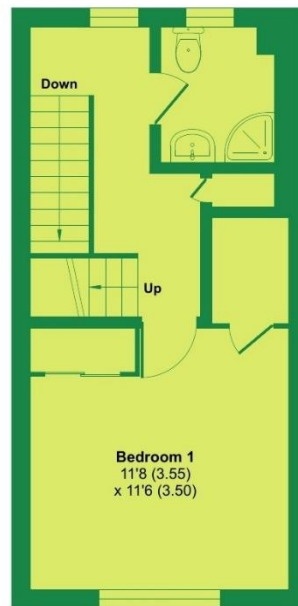
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Lambert and Foster Ltd. REF: 1159648

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
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Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

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