



Lambert & Foster



CHELLOWS

ORCHARD WAY | CRANBROOK | KENT | TN17 3LN

A beautifully presented individual, detached, family house providing well proportioned five bedroom, three reception room accommodation complemented by neatly tended, landscaped rear 110 ft garden, gravelled parking and garage, all occupying a convenient town location. Cranbrook School catchment area.

Guide Price £845,000

FREEHOLD



CHELLOWS

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Chellows is an individual, detached, family house which has been extended and improved providing beautifully presented accommodation arranged over two floors. A particular feature is through a number of internal, glazed, panel double doors so the ground floor accommodation can be open throughout.

Features include the reception hall/dining room, sitting room with open fireplace and granite hearth with aspect to front. The kitchen /breakfast /family room is comprehensively fitted with a range of base and eye level cupboards and drawers, a mixture of granite and wooden block work surfaces, Rangemaster electric cooker with double oven and five ring induction hob, a fitted dresser with book and display shelving. An open outlook is enjoyed out across the garden.

Five bedrooms are arranged over the first floor accessed via an oak and glazed staircase, including a master bedroom with full ceiling height windows opening out to provide a fine outlook across the rear garden, dressing area with fitted wardrobes and an en suite shower room with power shower, radiator and a heated towel rail. The landing has fitted book shelving.

Outside, the rear garden is a particular feature extending approximately 110ft, laid to lawn with shaped, well-stocked mixed flower and shrubbery borders, a kitchen garden area with raised beds, a timber shed, a greenhouse, a retaining brick wall with flower beds and a paved seating area with a timber summerhouse. The whole overlooks a field to rear.



- Total floor area approximately 2325 ft² (216 m²)
- Entrance porch
- Reception hall/dining room
- Cloakroom
- Sitting room with feature open fireplace
- Comprehensively fitted kitchen/breakfast/family room
- Utility room
- Integral garage
- First floor landing
- Five bedrooms incorporating master bedroom with en suite shower room
- Family bathroom
- Mains gas fired central heating
- Landscaped 110 ft rear garden
- Greenhouse
- Timber shed
- Summerhouse
- Pavement to high street amenities
- Staplehurst mainline station approximately 6 miles distance

DIRECTIONS

From our office in the High Street proceed up the hill and bear left at the war memorial onto the A229 in the direction of Hawkhurst. The entrance to Orchard Way will be found shortly on the right hand side.

GENERAL

Tenure: Freehold

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

Local authority: Tunbridge Wells Borough Council

www.tunbridgewells.gov.uk

Council tax: Band F **EPC:** D (68)

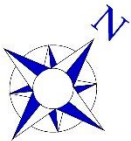
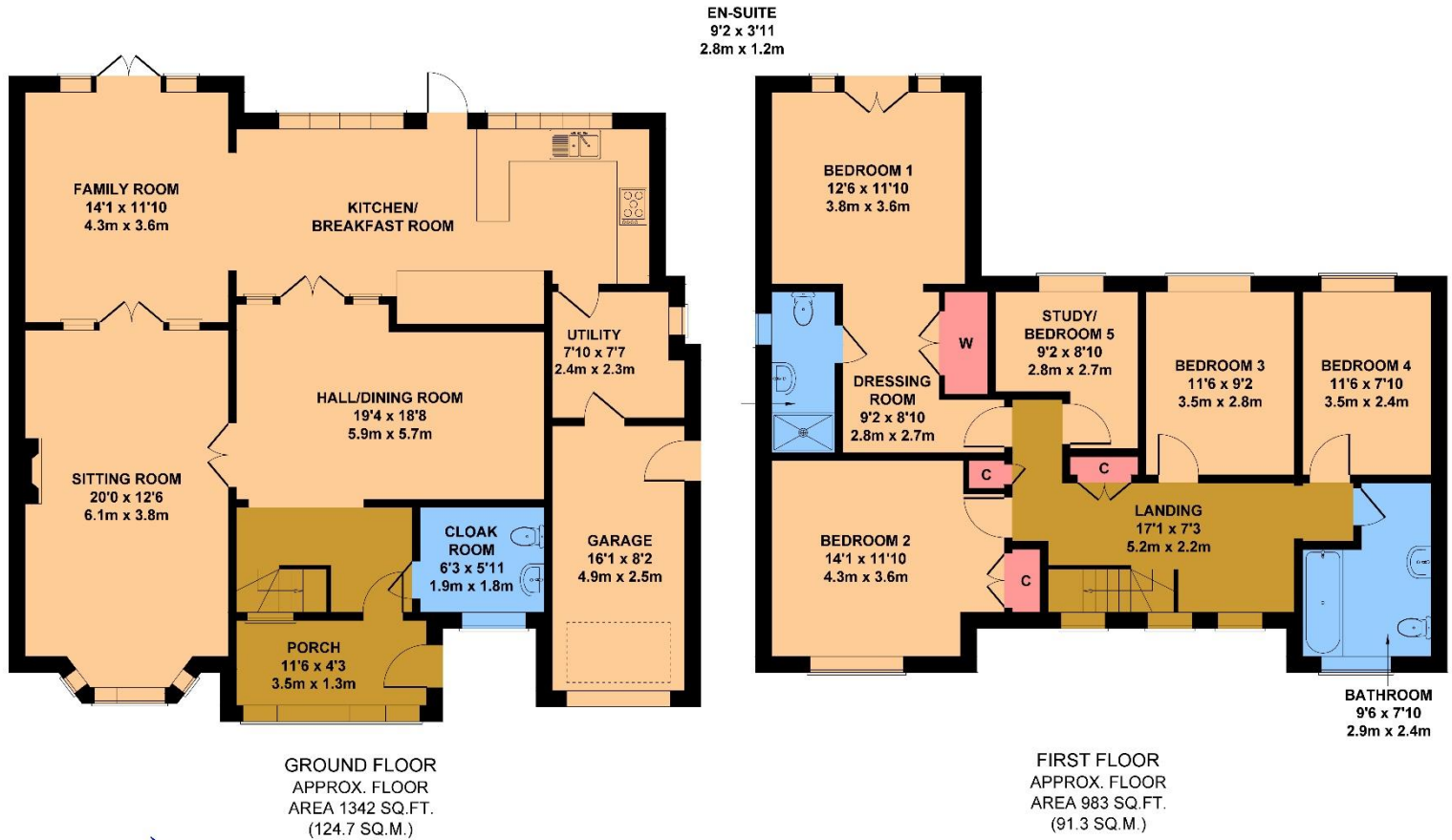
VIEWING

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.



Not to Scale. Produced by The Plan Portal 2022
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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