



Lambert & Foster



STUDIO COTTAGE

HIGH STREET | CRANBROOK | KENT | TN17 3DR

A pretty semi-detached cottage providing well presented two bedroom character accommodation, including a sitting room with wood burning stove and a separate dining room, complemented by an approximately 32ft rear garden incorporating off road parking for one vehicle, all occupying a 'tucked away' off high street location. Cranbrook School catchment area.

Guide Price £275,000

FREEHOLD



STUDIO COTTAGE

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Studio Cottage is a pretty semi detached cottage. The collection of residential buildings in this Twittrern are understood to have historical associations with the Cranbrook Academy who promoted the Arts and Crafts movement of the 19th Century. The well presented character accommodation is arranged over two floors with features including engineered oak floors and colonial style shutters. Two separate reception rooms comprise a sitting room with fireplace housing a wood burning stove and a dining room or useful work from home space. The kitchen is comprehensively fitted with contemporary fitted gloss fronted units with integral appliances including Lamona electric oven and four burner hob, dishwasher, washing machine and fridge, recessed ceiling down lights and a double aspect. Arranged over the first floor with wooden panel doors is bedroom one, a double room overlooking the rear garden, bedroom two, a single bedroom with a space for a bed and a desk alongside, a useful bulkhead storage cupboard and interconnecting access to the bathroom, fitted with a traditional white suite including a panelled bath and a separate corner shower.

Outside, a wrought iron gate provides access onto a brick pathway and gravelled seating area. The rear garden extends to approximately 32 ft, comprising an area of lawn, a gravel path and gravel parking for one vehicle, with double wooden gates providing access.



- Total floor area approximately 608 ft² (56.4 m²)
- Sitting room with fireplace housing wood-burning stove
- Dining room
- Contemporary fitted kitchen with integral appliances
- First floor landing
- Two bedrooms
- Interconnecting bathroom with bath and shower
- Gas fired central heating
- Front gravelled seating area
- Family bathroom with corner bath and separate shower
- Rear garden approximately 32ft
- Private off road parking
- Central town location with direct access to high street

DIRECTIONS

Pedestrian: From our office, proceed up the high street passing the entrance and the exit to the Co-op supermarket. Continue on, looking out for the heavily timbered The Old Studio on the left, then turn immediately left, proceed over the cobbled path, under the former carriage entrance, where upon Studio Cottage will be found straight ahead.

GENERAL

Agents note: This property has a flying freehold

Tenure: Freehold

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

Local authority: www.tunbridgewells.gov.uk

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

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.

Studio Cottage, High Street, Cranbrook, TN17

Approximate Area = 608 sq ft / 56.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 1013560

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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