



Lambert & Foster



FRYERS DAIRY

ST. DAVIDS BRIDGE | CRANBROOK | KENT | TN17 3HN

A charming, white weather boarded town house, in beautiful condition throughout, offering deceptively spacious 1218 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 within a stone's throw of the popular town centre and Cranbrook School.

Guide Price £495,000

FREEHOLD



FRYERS DAIRY

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Fryers Dairy is set in a convenient, central location within walking distance of Cranbrook Town centre and all its associated facilities including an assortment of shops, banks, coffee shops and restaurants.

This unique property provides fantastic family accommodation, arranged over three floors, which comprises; large 20' sitting room with feature bay window and inglenook fireplace, fitted kitchen/dining room with 5 ring gas hob and rear garden access, to the first floor, principle bedroom with ensuite shower room, a further two bedrooms and lovely family bathroom, to the second floor, a further double bedroom to the front with storage, the eaves at the other end of the loft area has been opened to give light and further study area, accessed by a ladder staircase.

Outside, there is a pretty, enclosed south facing rear garden with patio area directly from the kitchen door with a raised brick surround and steps to a garden laid to lawn with flower bed borders. There is a handy timber shed and to the side there is gated access.

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 1218 ft² (113.1 m²)
- Attached town house
- Accommodation arranged over three floors
- 20' Sitting room
- Fitted kitchen/dining room
- Four bedrooms incorporating principle bedroom with en suite shower room
- Family bathroom
- South facing rear garden
- Wealth of stunning period features including inglenook fireplace
- Walking distance to Cranbrook town centre
- Staplehurst mainline station within 6 miles distance
- Cranbrook School catchment area

DIRECTIONS

From our office in Cranbrook proceed down the high street turning right into Stone Street. Continue down bearing right into The Hill. The property can be found shortly on the right-hand side.

GENERAL

Tenure: Freehold

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

Property note: Our vendors have made us aware that they currently park their cars in a secure area opposite the house for a small fee. This is currently £50 per annum.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band E **EPC:** D (55)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

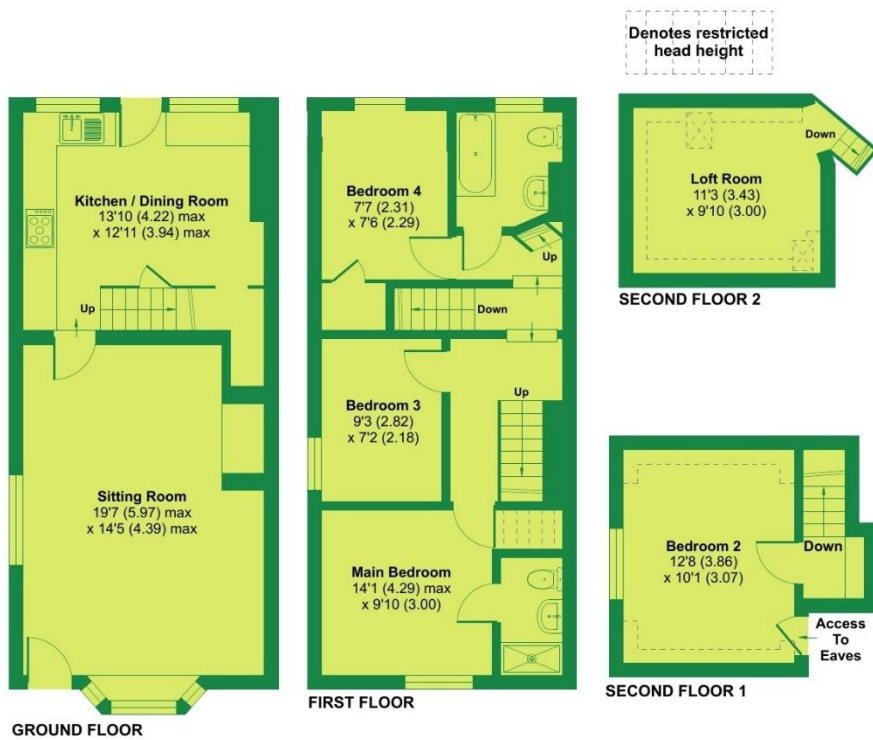
FLOORPLANS

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

Fryers Dairy, St. Davids Bridge, Cranbrook, TN17 3HN

Approximate Area = 1162 sq ft / 107.9 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Total = 1218 sq ft / 113.1 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 2024. Produced for Lambert and Foster Ltd. REF: 1075326

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
 Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood,
 Kent TN12 6DS

CRANBROOK, KENT
 Tel. 01580 712 888
 Weald Office, 39 High St,
 Cranbrook, Kent
 TN17 3DN

HYTHE, KENT
 Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe,
 Kent CT21 4HU

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

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