



BRAMLEY HOUSE
ROGERS ROUGH ROAD, KILNDOWN, KENT, TN17 2RJ



**Lambert
& Foster**

GOUDHURST 2.5 MILES | TUNBRIDGE WELLS 10 MILES | MARDEN MLS 7.5 MILES

BRAMLEY HOUSE, ROGERS ROUGH ROAD, KILNDOWN, KENT, TN17 2RJ

An individual detached stylish family house following a traditional style with good use of hardwood interior joinery, incorporating two well proportioned reception rooms with wood burning stoves, four first floor bedrooms (two en suite) complemented by an established, well stocked garden backing onto a field, total plot size approximately 0.25 of an acre, including an oak weatherboarded garden studio and an integral garage, all located in this favoured Wealden village.

Cranbrook school catchment area.

GUIDE PRICE £1,050,000

FREEHOLD



DIRECTIONS

What3Words: fuzz.supposes.standing



DESCRIPTION

Bramley House is a beautifully presented, detached family house circa early 1970's presenting brick elevations set with Crittal leaded light windows beneath a pitched tiled roof. The property has been successfully run as a Bed & Breakfast over the last ten years and has featured in magazines including Country Living, 25 Beautiful Homes and Wealden Times. The character, well proportioned and presented accommodation is arranged over two floors and makes good use of a mixture of hardwood and oak interior joinery including flooring and doors. Features include the entrance hall with galleried landing and access to the sitting room, with oak timbers to ceiling and an impressive inglenook style brick fireplace housing a wood burning stove and a double aspect, incorporating French windows out to the garden. The dining room has fitted shelving to one wall and is open plan to the kitchen/breakfast room has fitted base level units providing space, housing and connection points for dishwasher and fridge, space and connection point for range style cooker, butler sink with mixer tap over, painted wooden floor and aspect to rear. Double doors open into the family room, part vaulted with oak floor and a wood burning stove, fitted book and display shelving with an aspect front. A useful utility room has space, housing and plumbing for a washing machine and tumble drier, a butler sink with oak draining board, space and housing for two fridges. Arranged over the galleried first floor landing are four bedrooms, incorporating a main bedroom with double doors to an en suite bathroom fitted with a traditional white suite, a guest bedroom with an en suite shower room with a walk-in shower. A separate family bathroom is fitted with a traditional white suite.





GARDENS & GROUNDS

Outside, to front, open access onto a drive providing parking with an integral single garage. The front garden is planted with shrubs, Wisteria and fruit trees. The main garden is a particular feature, well-stocked, including areas of lawn and established shrubs including hydrangeas and fruit trees. A garden studio with oak weather boarding is fitted with power and light and would make an ideal home office. Within the garden is a timber shed and gazebo. The rear adjoins and overlooks a field.

- Beamed sitting room with inglenook style fireplace housing wood burning stove, open plan dining room
- Kitchen/breakfast room, utility room and cloakroom
- Family room with woodburning stove
- Four bedrooms incorporating a main bedroom and guest suite
- Integral garage and parking
- Established rear garden with garden studio, total plot size approx.0.25 of an acre.



FLOORPLANS

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

Bramley House, Rogers Rough Road, Kilndown, Cranbrook, TN17

Approximate Area = 2003 sq ft / 186 sq m

Garage = 156 sq ft / 14.4 sq m

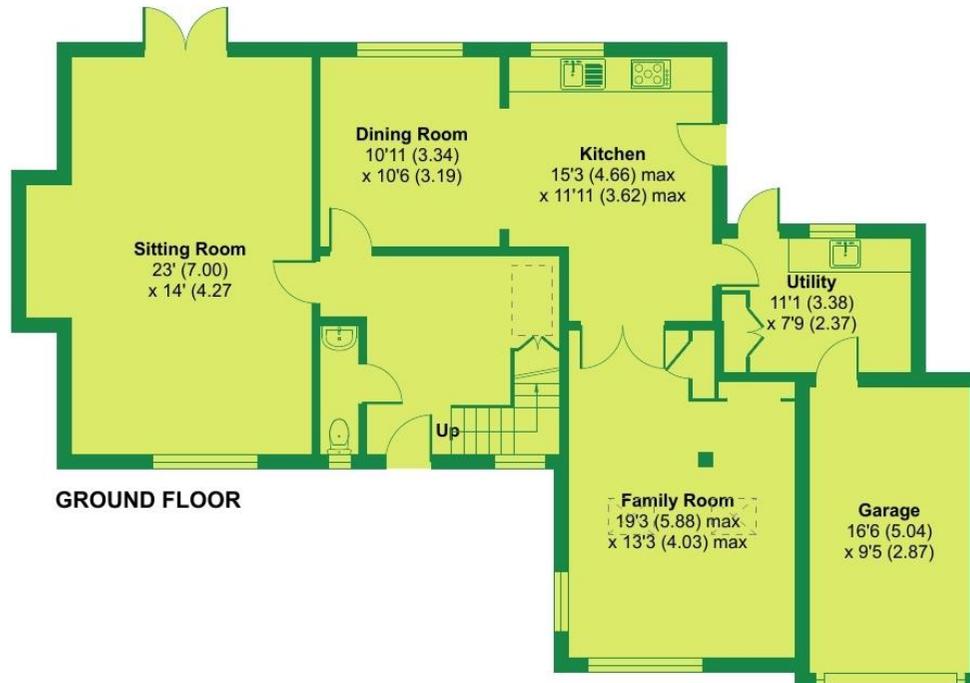
Outbuilding = 213 sq ft / 19.7 sq m

Total = 2372 sq ft / 220.1 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** E (51)



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