

Lambert & Foster



FAIRVIEW

HARTLEY ROAD | CRANBROOK | KENT | TN17 3QP

A character circa 1930s semi detached house, providing three bedroom accommodation including a sitting room with log burner and open plan kitchen/diner, complemented by a neatly tended approximately 85 ft rear garden with summerhouse, adjoining and overlooking neighbouring paddock. Cranbrook School catchment area.

Guide Price £485,000

FREEHOLD





FAIRVIEW

HARTLEY ROAD, CRANBROOK, KENT, TN17 3QP

Fairview is a character circa 1930s semi detached house presenting brick and tile hung elevations beneath a pitched tiled roof. This property offers further potential to extend subject to obtaining all necessary planning consents. The traditional accommodation is arranged over two floors with features including Canadian pine doors and picture rails.

To the ground floor, a sitting room with feature log burning stove and bay window with aspect to front, open plan kitchen/diner with tiled flooring and French patio doors to rear and a newly fitted shower room. To the first floor, main bedroom with fitted wardrobes, two further bedrooms and a 4 piece family bathroom including bathtub and separate shower.

Outside, open access onto gravelled parking for approximately 3/4 cars and garage which is used as a workshop and store room. A wooden side gate provides access to the rear garden, a fine feature with paved patio and predominantly lawn with a fantastic summer house. The garden extends to approximately 85 ft with the whole adjoining and overlooking neighbouring paddock and is enclosed by a mixture of fencing and hedging.

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.



- 1930's Semi detached family house
- Three bedrooms
- Two bathrooms
- Open plan kitchen/diner
- Sitting room with log burning stove

- 85 ft rear garden with summer house
- Adjoining and overlooking neighbouring paddock
- Off road parking for 3-4 cars & garage workshop
- Close proximity to Cranbrook High Street
- Cranbrook School catchment area

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

WHAT3WORDS: tutorial.hovered.mental

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** D (60)

BROADBAND & MOBILE COVERAGE:

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

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

Hartley Road, Cranbrook, TN17

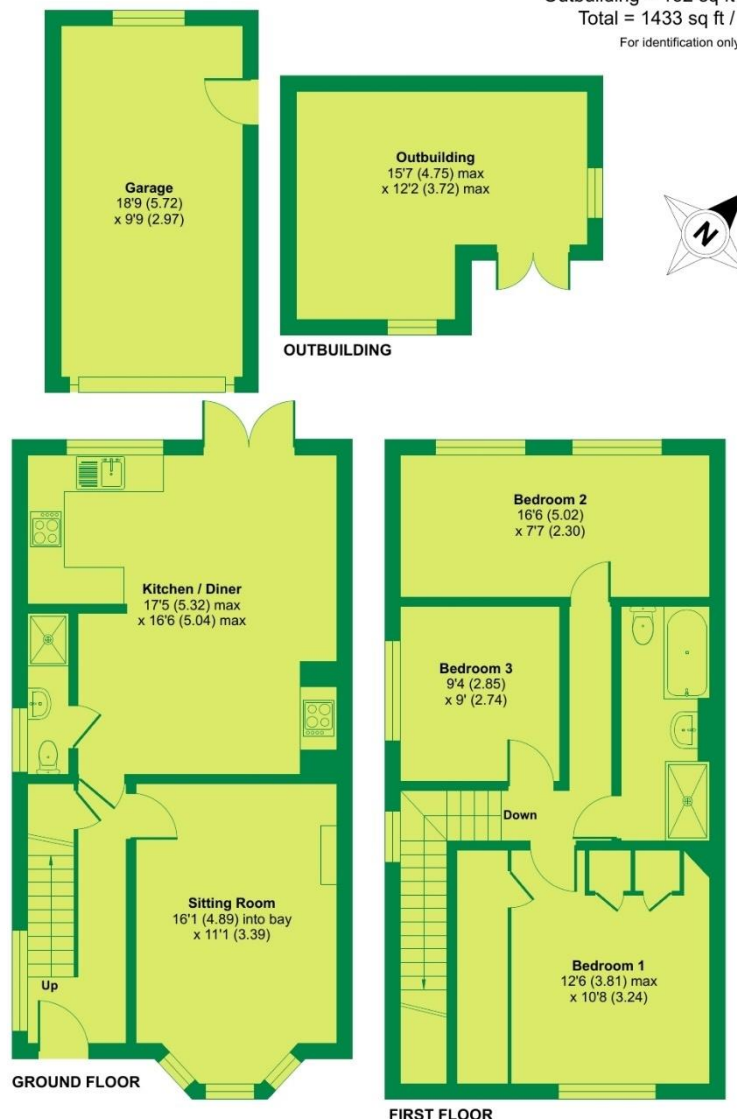
Approximate Area = 1088 sq ft / 101 sq m

Garage = 183 sq ft / 17 sq m

Outbuilding = 162 sq ft / 15 sq m

Total = 1433 sq ft / 133 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Lambert and Foster Ltd. REF: 1235468

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