



125

— YEARS OF —

**Lambert
& Foster**



4 WINDMILL COTTAGES
WATERLOO ROAD, CRANBROOK, KENT, TN17 2ET



**Lambert
& Foster**

CRANBROOK HIGH STREET 0.5 MILES | STAPLEHURST MLS 5 MILES | TUNBRIDGE WELLS 14 MILES

4 WINDMILL COTTAGES, WATERLOO ROAD, CRANBROOK, KENT, TN17 2ET

A charming, Victorian semi-detached cottage with later additions, offering deceptively spacious accommodation set over 3 floors, providing three bedrooms and striking open plan kitchen/breakfast/dining room with part vaulted ceiling, complemented by a beautiful, west facing garden with outside studio and countryside views, all within a short walk of the popular town centre and Cranbrook School.

GUIDE PRICE £450,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; [sidelined.skip.output](#)



DESCRIPTION

4 Windmill Cottages is a Victorian, semi detached house, presenting brick elevations beneath a pitched tiled roof. The well presented and proportioned accommodation is arranged over three floors and comprises of; sitting room with feature fireplace, family bathroom with heated towel rail and stunning open plan kitchen/breakfast/dining room with part vaulted ceiling and triple Velux windows.

To the first floor, a double bedroom with front aspect and potential to add an en-suite bathroom, a single bedroom with rear aspect and fine views and a separate wc.

To the second floor, a double bedroom with eaves storage and incredible views across the fields and beyond.





GARDENS & GROUNDS

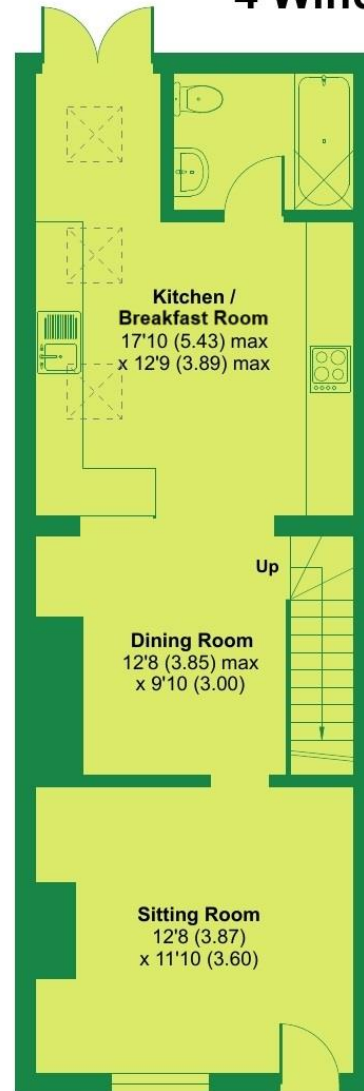
Outside, a pretty front garden with plenty of on road parking (layby off Waterloo Road). To the rear, a generous and tranquil garden with different areas to enjoy, including patio area, pond, vegetable garden and private children's seating area. There is a shed, greenhouse and modern studio which has electric, lighting and separate wifi, making this a fantastic space to work from home.



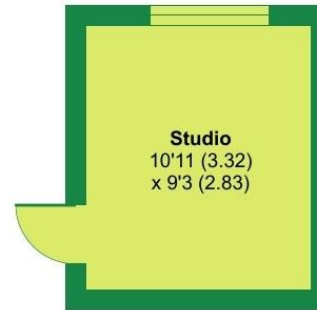
FLOORPLANS

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

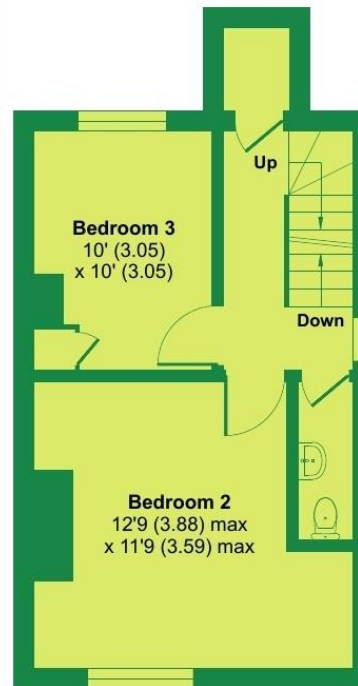
4 Windmill Cottages, Waterloo Road, Cranbrook, TN17 2ET



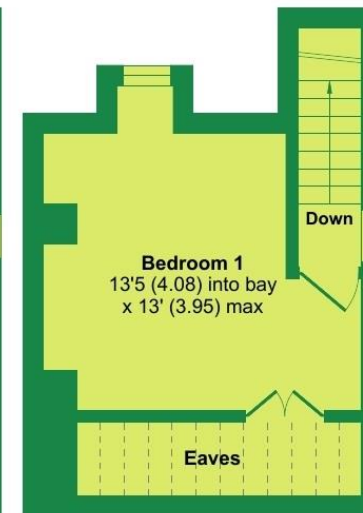
GROUND FLOOR



OUTBUILDING



FIRST FLOOR



SECOND FLOOR

Approximate Area = 993 sq ft / 92.2 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Outbuilding = 101 sq ft / 9.4 sq m

Total = 1135 sq ft / 105.4 sq m

For identification only - Not to scale

Denotes restricted
head height





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

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas 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 C **EPC:** E (54)



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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