



Lambert & Foster



GUERNSEY COTTAGE

WILSLEY GREEN | CRANBROOK | KENT | TN17 2LG

An individual, detached, character, seven bedroom, chalet style, family house with origins understood to date back to circa 1920s, with significant later additions, now presenting an opportunity for interior updating, set within a total plot size extending to approximately 0.67 of an acre, adjoining and overlooking fields, including ample gravel parking, lawned garden, swimming pool and pavement access to the comprehensive high street amenities of this popular market town and the Cranbrook School.

Guide Price £795,000

FREEHOLD





GUERNSEY COTTAGE

WILSLEY GREEN, CRANBROOK, KENT, TN17 2LG

Guernsey cottage is an individual, detached, chalet style house, presenting brick elevations, set with UPVC double glazed windows, beneath a pitched and a half hipped tiled roof.

The well proportioned accommodation is arranged, predominantly, over the ground floor and now presents an opportunity for updating of the fixtures and fittings throughout. In the past, the property was run as a bed and breakfast business and this is reflective in the number of en suite bedrooms. The accommodation in more detail, leading from the L shaped, inner hall, doors to a triple aspect sitting room with brick fireplace housing a wood burning stove, fitted book shelving and sliding patio door to a patio enjoying a fine outlook across the garden. A double aspect dining room also has a sliding patio door and enjoys views out across the garden. The double aspect kitchen/breakfast room is fitted with a range of units, drawers and work surfaces with integrated four burner Bosch gas hob, Neff electric oven and filter hood over and a former fireplace. Some of bedrooms over the ground floor could be used for further reception rooms, if so desired, currently comprising three bedrooms with en suite shower rooms and a separate family bathroom. Positioned to the end hall/side lobby a door to a bed/sitting room with an en-suite shower room. A staircase leads to the first floor landing and three further double bedrooms, set beneath eaves, including an L-shaped bedroom with aspect to rear enjoying views across the garden with an en suite wc.

Outside double wooden gate open onto gravelled parking and turning area. A row of established conifers lies along the front boundary. Open access to the lawned garden with paved patio swimming pool 20' x 10'. Seating areas are laid to paving and decking with established shrubbery border. Two timber garden sheds and log store. The whole adjoins and overlooks fields.



- A very well proportioned, detached chalet style house
- Offering scope for interior updating
- Adjoining and overlooking fields
- Seven bedrooms including bed/sitting room
- Sitting room, dining room, kitchen/breakfast room
- En suite shower rooms & bathrooms
- Established garden, with swimming pool
- Total plot size approx. 0.67 of an acre
- Ample vehicle parking
- Convenient pavement access to Cranbrook School and High Street amenities

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

WHAT3WORDS: meatball.youth.holidays

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** D (64)

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.

Guernsey Cottage, Wilsley Green, Cranbrook, TN17 2LG

Approximate Area = 2683 sq ft / 249.2 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 2702 sq ft / 250.9 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). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1448469

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

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

CRANBROOK, KENT
Tel. 01580 712 888
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