



Lambert & Foster



3 THE HILL

CRANBROOK | KENT | TN17 3AJ

A pretty Grade II listed terraced cottage providing character accommodation including sitting room with inglenook and woodburning stove, kitchen with outlook across garden, first floor double bedroom with fireplace and exposed timbers, bonus attic room, a wealth of period features complemented by a rear garden approx. 23m including summer house and brick outside former wc, all occupying a central location with views up to the historic windmill within this favoured market town. No chain.

Guide Price £265,000

FREEHOLD





3 THE HILL CRANBROOK, KENT, TN17 3AJ

3 The Hill is a pretty Grade II listed terraced cottage presenting mixed elevations of brick and mellow tile hanging and white weatherboarding set with timber framed part secondary glazed casement and dormer window beneath a pitched and hipped tiled roof.

The character accommodation is arranged over two floors with many features indicative of the period including exposed timbers, studwork, oak floorboards and latched doors. The sitting room is situated to the front of the cottage with inglenook fireplace housing woodburning stove, bressumer beam over, brick floor with carpet and aspect to front. The kitchen has a feature butler sink with wooden block work surface, cupboards and drawers under and to the sides, space and gas connection point for free standing cooker, clay tiled floor, aspect to rear with outlook across garden.

From the first floor landing, latched cottage door to a double bedroom with ornate fireplace and exposed floorboards, studwork and timbers, built in wardrobe, aspect to front with outlook across to Rammell House. A bathroom is fitted with a modern white suite, including closed coupled wc, molded panel bath with power shower over, pedestal wash hand basin, open fronted airing cupboard housing gas fired combination boiler providing domestic hot water and central heating, aspect to rear with outlook across the garden and views up to the left, to the windmill. From the first floor landing a Jacob's ladder leads up to an attic room with exposed timbers, fitted child's bed with built in cupboards under, dormer window to front.

Two steps up to the front door. The rear garden complements the accommodation well extending to approximately 23m with central gravel path bordered to either side with well stocked mixed plants a shrubbery borders, decked seating area, summer house, outside water tap, former brick wc, fitted power, light and plumbing for washing machine, fitted shelving. Established hedging and fencing, views up from the garden to the historic windmill.



- Pretty Grade II Listed cottage
- One double bedroom
- Bonus attic room
- Sitting room with feature fireplace
- Kitchen with pantry

- First floor bathroom
- Scope for interior updating of fixtures and fittings
- Landscaped rear garden with summer house
- Walking distance to high street amenities and Cranbrook School
- Staplehurst MLS 5.5 miles, no chain

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

WHAT3WORDS: cassettes.treaty.gathering

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

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

BROADBAND & MOBILE COVERAGE:

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

Agents Note:

1) No: 3 enjoys a pedestrian service right of way pathway across to the rear of the cottages.

2) The character and charm of this pretty cottage is accompanied by some low doorways and sloping floors on the first floor.

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



3 The Hill, Cranbrook, TN17 3AJ

Approximate Area = 743 sq ft / 69 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Outbuilding = 71 sq ft / 6.5 sq m

Total = 852 sq ft / 79 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). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1488265

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