Lambert & Foster

EST 1900



5 WATERLOO PLACE

WATERLOO ROAD | CRANBROOK | KENT | TN17 3JH

An elegant Grade II listed Georgian town house dating from circa 1830, offering deceptively spacious 1609 sq ft of accommodation, including kitchen/breakfast room, delightful sitting room and bonus cellar, complemented by front and rear gardens backing onto playing fields with an open outlook, all within a short walk of the popular town centre and Cranbrook School. Chain free.

Guide Price £450,000

FREEHOLD









5 WATERLOO PLACE

WATERLOO ROAD, CRANBROOK, KENT, TN17 3JH

5 Waterloo Place is a classic Georgian town house, Grade II listed and dating from circa 1830. The property presents an attractive yellow brick frontage housing arched entrance with attractive fan light over on one side and matching arched passageway entrance to the other. To the rear are elevations of warm brick, under a pitched slate roof.

Internally, the accommodation displays fine Georgian details including oak floorboards, panelled doors, feature arches, fireplaces, multi-paned sash windows and high skirting boards. Arranged over two floors, accommodation is as follows; entrance hallway, sitting room with feature fireplace housing a wood burning stove, kitchen/breakfast room with built in oven, grill and gas hob, cloakroom, study/utility room with garden access and stairs leading down to the 21' cellar.

Arranged across the first floor landing are two equally sized double bedrooms with fitted wardrobes and feature fireplaces. Bedroom two offers fine views to the rear across the playing fields. Bedroom three (single) and family bathroom complete the first floor.

Outside, 5 Waterloo Place is approached over a stone pathway giving access to the front garden, mainly laid to lawn with seating area. The rear garden is established and bordered by mixed hedging and beautiful wisteria. Mainly laid to lawn, enjoying fine views across the playing fields and beyond including private gate access. There is a useful attached former brick privy now used for storage. Pedestrian access to the rear of the house and garden is via a shared central passage between 4 & 5 Waterloo Place.

In 2009, 5 Waterloo Place was granted planning permission (now lapsed) and listed building consent for a cellar conversion and single story rear extension.









- **Classic Georgian Grade II listed town house**
- **Three bedrooms**
- **Kitchen/breakfast room**
- **Sitting room with feature fireplace**
- **Study/utility room, cloakroom and cellar**
- **Lapsed planning permission for cellar conversion and single story rear extension**
- **Approx 70’ rear garden backing onto playing field with a lovely open outlook**
- **Short walk to Cranbrook School and High Street**
- **Chain free**
- **Staplehurst MLS 5.5 miles**

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

WHAT3WORDS: shampoos.bloom.butterfly

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 E **EPC:** C (69)

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

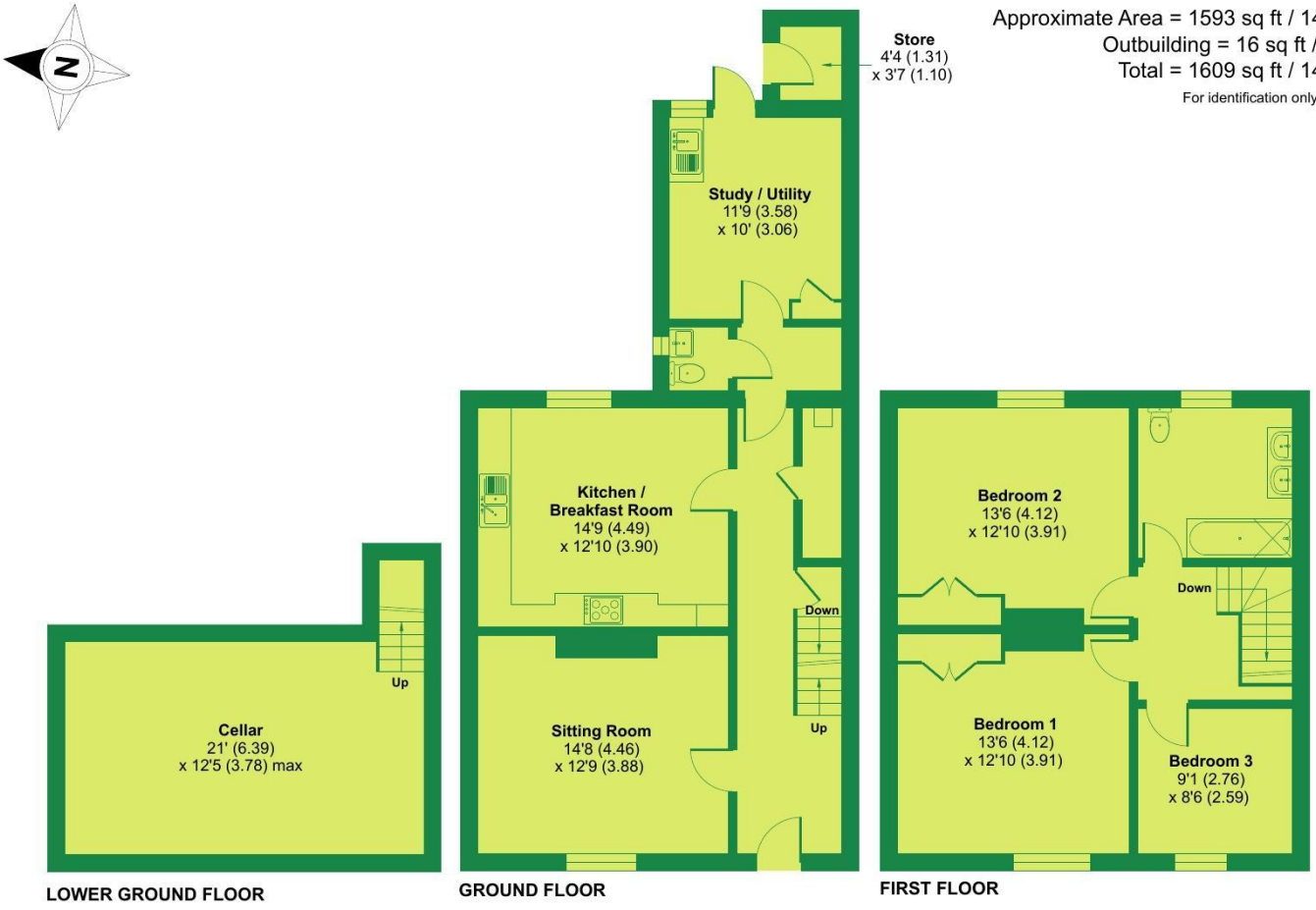
FLOORPLANS

www.lambertandfoster.co.uk

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

5 Waterloo Place, Waterloo Road, Cranbrook, TN17 3JH

Approximate Area = 1593 sq ft / 147.9 sq m
Outbuilding = 16 sq ft / 1.4 sq m
Total = 1609 sq ft / 149.3 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: 1525334

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