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BROOK HOUSE

THE TANYARD | CRANBROOK | KENT | TN17 3HU

A charming and well presented Victorian semi detached town house with later additions, offering deceptively spacious accommodation set over 2 floors with additional bonus attic room. There are meticulously maintained front and rear gardens with off road parking for one vehicle, all within a short walk of the popular town centre and Cranbrook School.

Guide Price £425,000

FREEHOLD





BROOK HOUSE

THE TANYARD, CRANBROOK, KENT, TN17 3HU

Brook House presents brick elevations beneath a pitched tiled roof with single storey side extension and is set in a convenient, central location within walking distance of Cranbrook Town centre and all its associated facilities including an assortment of shops, banks, coffee shops and restaurants.

This unique and charming property provides fantastic family accommodation, arranged over two floors, which comprises; sitting room with feature log burning fireplace, cloakroom w.c, dining room and modern fitted kitchen with feature vaulted ceiling. To the first floor, bedroom one (double) with fantastic views, bedroom two (double) with double aspect and garden views and a family bathroom with separate bathtub and shower cubicle. There is a staircase from the first floor to a bonus loft room with Velux window.

Outside, a sloped drive leads up to off road parking for one vehicle. A neatly tended front garden is followed by a beautiful rear garden with southerly aspect and laid mainly to brick patio and lawn punctuated with shrubs and stocked beds, timber log store and a useful brick outbuilding with power and lighting.

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.



- Charming Victorian semi-detached House
- Two bedrooms and bonus loft room
- Sitting room with log burning stove
- Modern fitted kitchen with vaulted ceiling
- Dining room

- Family bathroom & cloakroom
- Rear garden with southerly aspect
- Off road parking
- Central town location
- Cranbrook School catchment area

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

WHAT3WORDS: drags.caskets.cutback

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 D **EPC:** D (56)

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.

Brook House, The Tanyard, Cranbrook, TN17 3HU

Approximate Area = 1012 sq ft / 94 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Total = 1085 sq ft / 100.7 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 2025. Produced for Lambert & Foster Ltd. REF: 1277343

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