



Bargate House, Angley Road, Cranbrook, Kent, TN17 2PQ

Offers Over £675,000 Freehold

SSTC

A remarkable home that offers well-proportioned living space and a delightful large rear garden, considered an ideal family home with potential for further development and improvement, if required. C.S.C.A. Viewing is highly recommended in order to appreciate what is on offer.

4 Bedroom Detached Family Home | A Fabulous Rear Garden | Cranbrook School Catchment Area |

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Description

Set back from the road amongst a good sized plot with landscaped front and rear gardens. This superb detached 4 bedroomed home offers extremely well-proportioned accommodation. Benefiting from a spacious driveway, as well as a surprisingly large rear garden with a pleasant outlook, being within a short walk from Cranbrook High Street.

Situation

Conveniently located within a popular residential location, and being within walking distance of the picturesque, and historic market Town of Cranbrook with all its associated amenities including a variety of independent shops, cafes, restaurants, doctor's surgeries, schooling, banking, dentists, a public house, and recreational facilities including parks, and a leisure centre. There is access to a number of local attractions including Cranbrook Museum, the town's noted landmark the Union Windmill, Sissinghurst Castle and local vineyards. Set within the favoured C.S.C.A.

The A21 and A229 road networks give access to the M25 for Gatwick and Heathrow airports, and the M20 to Dover and Ashford International Station. Staplehurst mainline station is about 5 miles and offers services to London (the journey taking about 1 hour) and Ashford International.

Directions

From the office proceed down the High Street and turn left onto Carriers Road. Proceed along carriers road and then bear left onto Oatfield Drive. Continue towards the Angley Road, then turn left onto Angley Road. Go past Sheafe Drive, bear left onto the slip road at the bus stop and the property is the 2nd gateway on the left.

Ground Floor

Entrance porch leading into the:-

Entrance hall:- with roof light, a large space opening into the hall hallway, and into the:-

Dining Room:- Large double glazed window looking to the front, there is also a considerable amount of low level built in storage.

Inner Hallway:- Shelving, stairs rising up to the 1st floor with cupboard below, and doors leading to:-

Utility Room:- with a double glazed window to the side of the house, wall mounted gas fired Baxi boiler serving hot water and central heating. Plumbing for a washing machine, built in storage cupboards, and door leading into the back of the garage.

Kitchen/Breakfast Room:- A well-appointed kitchen with a comprehensive range of light cream gloss fronted, drawer and wall units with integrated larder fridge, built in electric double oven and grill, 5 burner gas hob with extractor fan above and pan drawers beneath, 1.5 bowl sink and an integrated dishwasher. Large double glazed window to the rear, and patio doors open onto the rear garden.

Cloakroom:- with space to hang coats, fitted with a low level WC and wash hand basin, with a frosted window to the rear.

Living Room:- A large double aspect living room with a gas fireplace and patio doors opening onto the rear garden.



First Floor

Landing:- Window overlooking the front garden and a long window with a view of the rear garden. There is access to the insulated loft via the loft ladder, and a built in double airing cupboard. Doors to:-

Bedroom:- Large double bedroom with fitted triple wardrobes and a double glazed window to the front and door to:-

En-suite Shower Room:- Comprising of a vanity unit containing the wash hand basin, shower cubicle and low level WC, and with a double glazed window to the rear.

Bathroom:- Suite comprising of low level WC, pedestal wash hand basin, bath with shower and screen above, and a frosted window to the rear.

Bedroom:- A single bedroom with window to rear, currently used as a study.

Bedroom:- A double bedroom with fitted double wardrobe and window with a view towards Cranbrook Church.

Bedroom:- A double bedroom with fitted double wardrobe and double glazed window to the front.

Externally

The gardens are certainly considered a feature of this property. To the front of the house there is a driveway providing good off road parking and an area of lawn with mature front planting. There is access via the side gate leading into the superb and generous rear gardens which are presented as immaculate landscaped gardens with a spacious terrace across the back of the house, ideal for outside entertaining, extensive lawn, and to the rear of the garden there is a productive vegetable garden with a range of raised vegetable beds and fruit trees along with a greenhouse.

Agents Note:- Tunbridge Wells Borough Council. Tax Band F. In line with money laundering regulations (5th directive) all purchasers will be required to allow us to verify their identity and their financial situation in order to proceed.

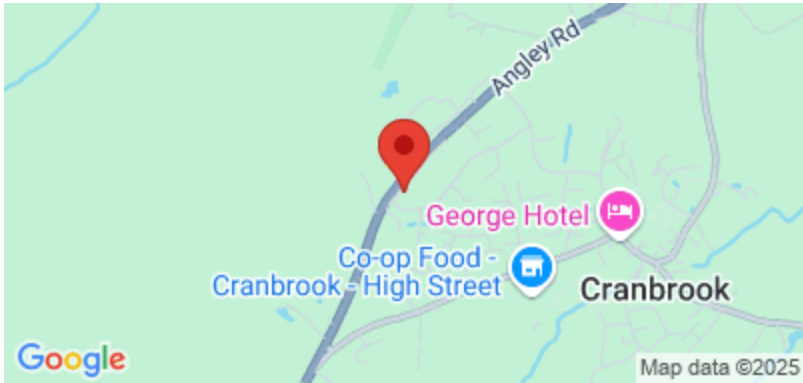
Council Tax Band: F

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.