



COBBLERS COTTAGE, ANGLELY ROAD, CRANBROOK, KENT TN17 2PN

£290,000 Freehold

CHAIN FREE 2 bed Grade II listed property, with a light, bright and interior and deceptively spacious living space on the ground floor. Enclosed, and pretty rear garden. Being 'tucked away', yet walking distance of Cranbrook centre, non designated parking to the front. Viewing recommended!
C.S.C.A

Situation:

This quaint Grade II listed cottage offers a pleasant setting, and is a very short drive, or walking distance of the hustle and bustle of popular market town of Cranbrook and all its associated amenities and facilities including a primary school, nurseries, a wide variety of independent shops, cafes, restaurants, doctor's surgeries, dentists, Nationwide Building society, a wine bar, a public house/hotel, 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, and within easy reach of areas of outstanding natural beauty with local attractions including several vineyards, Castles, and Bedgebury Pinetum. 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 6 miles and offers frequent services to London (the journey taking about 1 hour) and Ashford International. Set within the favoured C.S.C.A. Internal viewing is essential to appreciate exactly what is on offer, and a trip into Cranbrook is highly recommended....

Directions

From the Cranbrook office, proceed down the High Street and turn left onto Carrier's Road then bearing left onto Oatfield Drive. Follow, continuing to the end of the road and turn right onto the Angleley Road. Continue for about 0.2 miles and turn right onto Quaker Lane where the property can be found on your right, identified by our For Sale board.

Accommodation

Ground Floor

Entrance door into the useful Entrance Porch with space for coats and boots, with window to front and pine door leading to-

Living/Dining room: A large open plan room with a 2 windows overlooking the rear garden, wall lights, stable door leading to the pretty rear garden, and an attractive timber staircase leading up to the first floor.

Kitchen/Breakfast Room: A delightful room, with double aspect windows to the front and rear. Fitted in a comprehensive range of wall, base and drawer units with ample worktops, electric oven, electric hob, plumbing for washing machine, space for fridge/freezer, space for a table, sink unit, and tiled splashbacks.

First floor

Landing: With exposed original timbers and beams, a high ceiling and a skylight making it a light and airy space. Doors to

Bedroom 2/Study: A cosy single bedroom or a study if required, with built in storage, exposed beams and a window overlooking the pleasant rear garden.

Bedroom 1: A characterful double room with a window to the rear, high ceilings, built in storage, exposed timber beams and a door giving access to the sizeable walk in eaves storage room which could be used for a dressing room or more storage.

Bathroom: Window, part tiled walls, exposed timber beams, fitted in a white suite comprising of a low level w/c, wash hand basin set in a vanity storage unit, and bath with shower and screen above.

Outside

Garden: Small area to the front with access to the entrance door, and side access gate leading into the rear garden with a pathway extending across the back of the cottage. The rear garden is certainly a feature of this pretty cottage. Being mainly laid to lawn, with a mixture of panel fencing and hedges to boundaries, and a number of planted flower beds, considered enjoyable yet easily maintained and attractive. Decked timber terrace ideal for entertaining, with room for a table and chairs, shed, and a small brick storage shed housing the gas fired boiler serving the hot water and central heating.

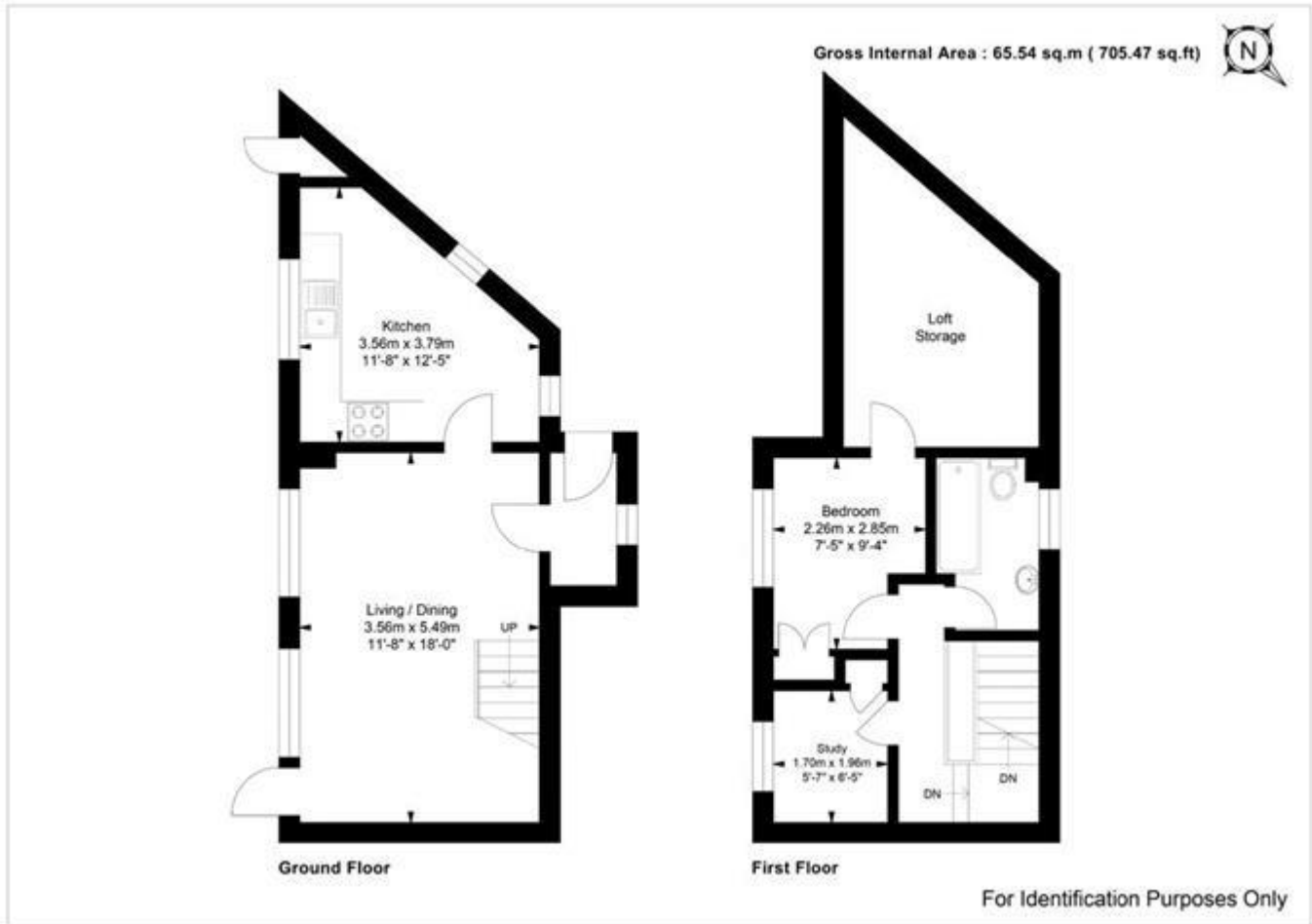
Agents Note : - Tunbridge Wells Borough Council. Tax Band D. In line with money laundering regulations (5th directive) all purchasers will be required to allow us to verify their identity and their financial situation in order to proceed.

Council Tax Band: D

Tenure: Freehold

Garden details: Enclosed Garden, Private Garden, Rear 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		
(39-54) E	41	
(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.