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CRANBROOK

Rose Cottage, Dorothy Avenue, Cranbrook, TN17 3AN

£525,000 - £535,000 Guide Price

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Well-presented three-bedroom link detached family home with two reception rooms, conservatory, garage and driveway, positioned on a popular road overlooking the green in the popular town of Cranbrook.

This attractive property provides versatile accommodation, making it an ideal home for families and those looking for flexible living space and offers, entrance hall with stairs to first floor and doorways leading to a useful cloakroom with WC, access to the integral garage and a modern shaker style kitchen leading to a utility room with doorway leading outside. Part glazed French doors from the hall lead on to a bright sitting room with feature fireplace and stove, leading through to a conservatory with views over the garden and access out.

Upstairs, the property offers a master bedroom benefiting from fitted wardrobes and en-suite, two further double bedrooms and the family bathroom.

Externally to the rear is a private garden that overlooks the green with generous patio, lawn area and timber shed. To the front the property offers a driveway leading to the integral garage with EV charging point, lawn area with hedged border and an established ornamental tree with additional plants and shrubs.

Rose Cottage is a short walk from the high street of the market town of Cranbrook, one of the most picturesque small towns in the Weald renowned for its eclectic mix of shops, cafes, restaurants, boutiques and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

The property is also located within easy access to the picturesque tree-lined High Street of Tenterden. This town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. The area boasts many excellent schools including Cranbrook School, Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The nearby A21 offers excellent links to the motorways and the mainline station at Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.

Tenure - Freehold
Services – Gas Central heating, Mains Water, Sewerage, and Electricity.
Broadband – Average Broadband Speed
Mobile Phone Coverage – Good
Flood Risk – Very Low





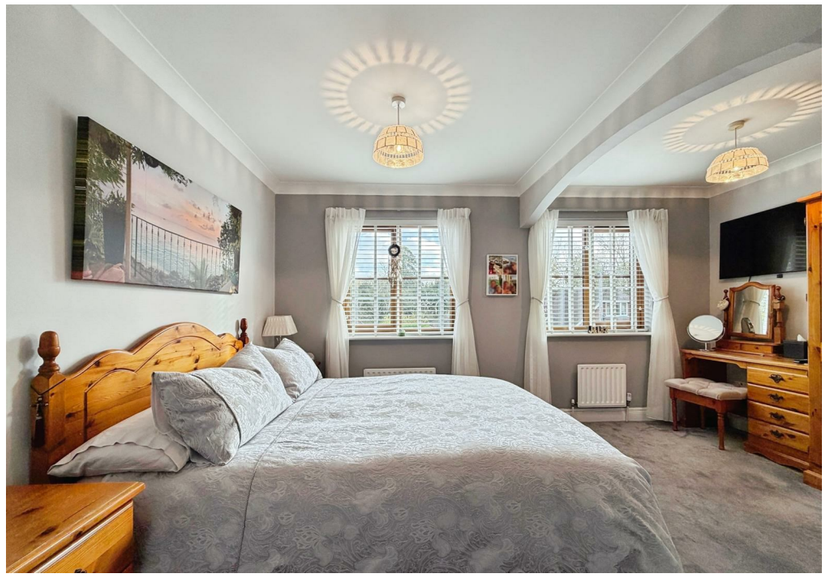
















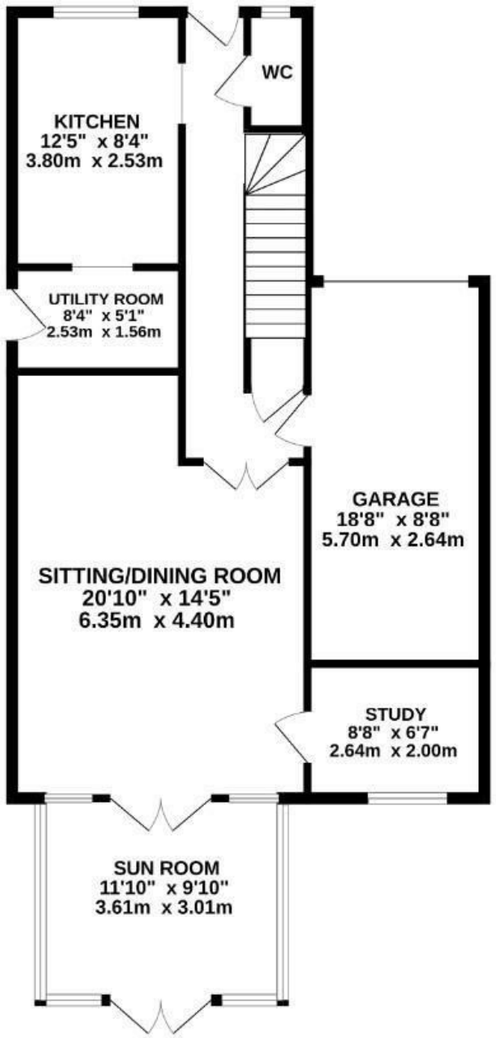


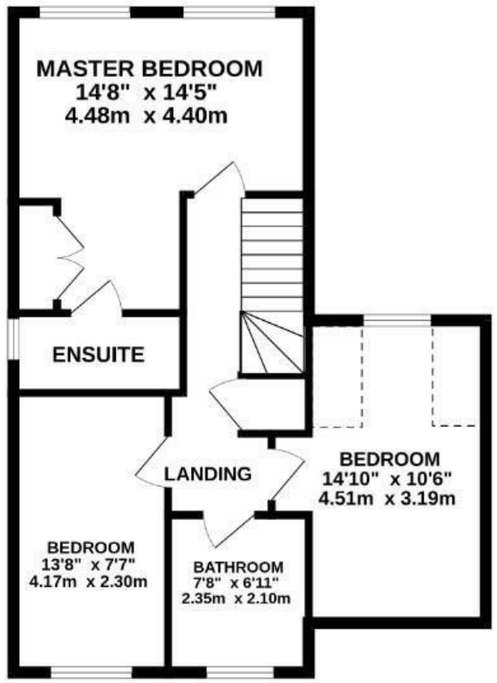










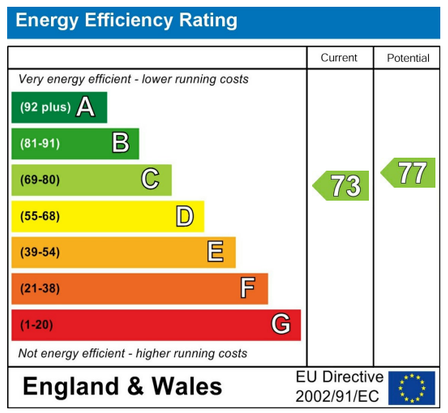


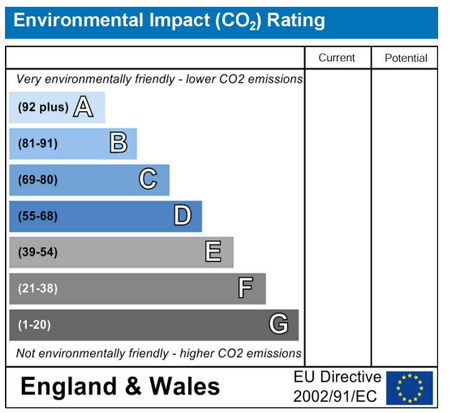
TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: E

- LINK DETACHED THREE-BEDROOM FAMILY HOME
- MASTER BEDROOM WITH EN-SUITE
- TWO RECEPTION ROOMS
- PRIVATE GARDEN OVERLOOKING THE VILLAGE GREEN
- INTEGRAL GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND E
- EPC C





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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