

**RUSH
WITT &
WILSON**



**Ashleigh, The Hill, Cranbrook, Kent, TN17 3AD.
£325,000 Offers in excess**

An attractive and deceptively spacious two bedroom Grade II listed 15th Century cottage occupying a highly desirable position. Believed to be among the oldest surviving homes in Cranbrook, this exceptional 15th-century property is rich in period character and benefits from views of the town's iconic windmill. Comprising a generous dining room with open fireplace and exposed joinery, spacious sitting room with additional fireplace and timber flooring, inner hallway with access to a basement cellar, ground floor wc and kitchen/breakfast room with stable door to the rear. A turned timber staircase and well-lit landing serves an impressive master bedroom with frontal views to the iconic windmill, timber flooring and dramatic vaulted ceiling with exposed joinery and historic Crown post, further generous second bedroom and well appointed main bathroom suite with large walk-in shower. Externally the property enjoys both a shared south facing courtyard garden and access to a further privately enclosed 'secret garden' with rotating seating pod. Cranbrook town offers a range of boutique shops, cafes, restaurants and public houses including The George Hotel. The property is conveniently positioned close to Cranbrook School in the Catchment and located just 5.9 miles from Staplehurst mainline station.



Front Door

Hardwood front door opening into:

Dining Room

Sash window to the front aspect with secondary glazing with radiator below, painted timber wall panelling, exposed joinery, turned painted staircase extending to first floor accommodation, beautiful exposed open fireplace with painted timber surround, internal door into:

Inner Hallway

13'2 x 12'1 (4.01m x 3.68m)

Open access to an inner hallway which serves the downstairs wc, access to the basement cellar and the kitchen to the rear, radiator, exposed joinery, space for dining table and chairs.

Sitting Room

13'3 x 12'8 (4.04m x 3.86m)

Sash window to front, exposed painted timber flooring, painted timber wall panelling, exposed joinery, exposed brick fireplace with fitted cupboards to the alcove.

Boot Room/Cloakroom WC

11'8 x 4'8 (3.56m x 1.42m)

Exposed joinery, pedestal wash hand basin, low level wc.

Kitchen

18'8 x 9' (5.69m x 2.74m)

Two windows to the rear aspect, Herringbone timber flooring with further stable door leading onto the courtyard garden, vaulted ceiling with exposed joinery, recessed downlights, painted exposed brickwork, base units with laminated timber counter top, inset single bowl with drainer and tap, undercounter space with washing machine, slimline dishwasher, wall mounted Alpha gas boiler, space for freestanding cooker, space for freestanding fridge/freezer and unit with space for further appliances. Steps leading down to:

Basement Cellar

18'1 x 12'8 (5.51m x 3.86m)

Letter box window to front, brick flooring.

First Floor

Landing

Radiator, painted exposed brickwork with access panel to loft, ceiling downlights.

Bathroom Suite

12' x 7'4 (3.66m x 2.24m)

Window to the rear aspect, painted timber wall panelling, pedestal wash basin, push flush wc, bath suite with traditional fittings to one end and double walk-in shower enclosure with shower panelling and traditional mixer, with separate rinser, large rainfall head, radiator.

Master Bedroom

13'6 x 12'8 (4.11m x 3.86m)

Sash casement window to front with low level radiator below, exposed timber flooring, beautiful vaulted ceiling with exposed joinery, exposed brickwork to the chimney breast, frontal views onto the iconic windmill.

Bedroom Two

13'3 x 11'5 (4.04m x 3.48m)

Sash casement window to the front, exposed timber flooring, radiator, cast iron feature fireplace with painted surround.

Outside

Front Garden

Low level wrought iron gate and railing to the front, the garden is enclosed by flowering shrub borders, flagstone path and steps leading to the front door.

Rear Garden

South facing courtyard style rear garden which is brick paved, external lighting, outside tap, communal passageway with access round to the front. From the courtyard garden there is a paved path which then leads to a privately enclosed garden via a high level gate, area of lawn fully enclosed by high level close board fencing, beautiful seating area with specimen wisteria, further seating area with firepit, garden pod providing a private seating area with views towards Cranbrook windmill.

Services

Grade II listed, mains drains and a full gas central heating system.

Agents Note

Council Tax Band -

Fixtures and fittings: A list of the fitted carpets, curtains,

light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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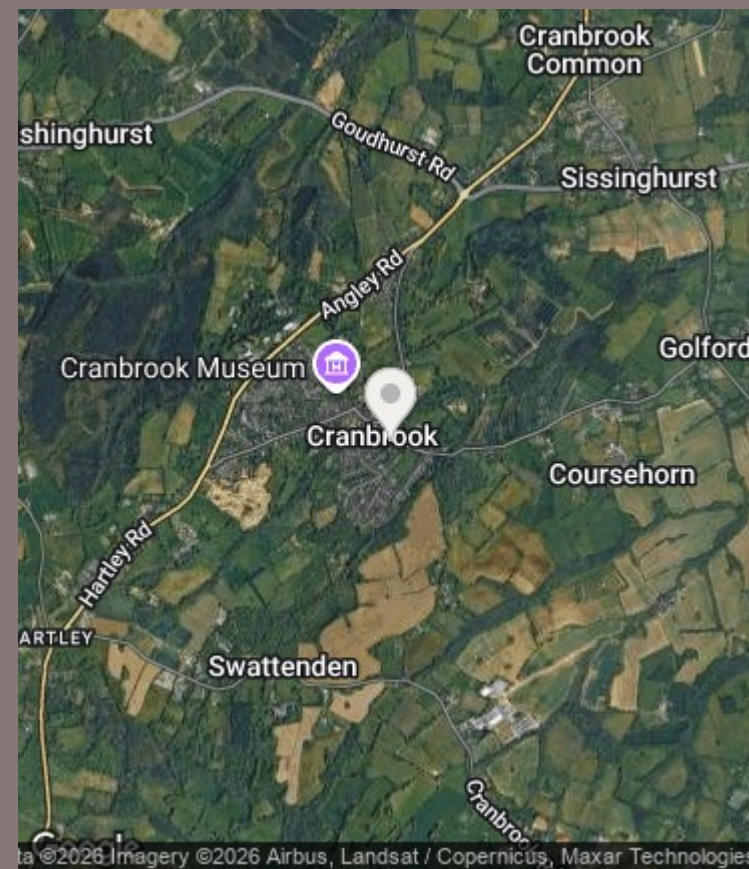
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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