RUSH WITT & WILSON



Angley Park Lodge, Angley Road, Cranbrook, Kent, TN17 2PG.
£525,000 Freehold

CHAIN FREE - A striking and historic four bedroom detached Victorian character home considered in need of complete renovation throughout set within mature wrap around gardens to 0.30 acre located within the highly desirable town of Cranbrook. Available to the market for the first time in nearly 60 years and forming part of the locally renowned Angley Park Estate, this impressive family home enjoys both an incredibly spacious and highly adaptable living space with four reception rooms to the ground floor comprising an impressive triple aspect living room with doors to the rear garden, office or study, spacious dining room and double aspect drawing room with attractive parquet flooring, sash casement windows and traditional Victorian fireplace. To the rear enjoys an open plan kitchen / dining room and separate utility room. To the first floor the property offers four principal double bedrooms complimented by a main family bathroom suite. Externally the property is privately enclosed by mature and established boundaries, predominantly laid to lawn to the side and rear elevations hosting a variety private seating areas with specimen Acer tree, feature well and greenhouse. To the front provides ample off road parking with attached garage and workshop to rear. Cranbrook town offers a range of boutique shops, cafes, restaurants and public houses including The George Hotel. The property is conveniently positioned to Cranbrook School and located just 6.2 miles from Staplehurst mainline station.







Entrance Door
Upvc front door opening to:

Reception Hallway
5'5 x 5'4 (1.65m x 1.63m)
Painted timber panelling, door to:

Sitting Room
18'8 x 13' (5.69m x 3.96m)
Upvc window to the side, two letterbox windows to the side, sliding doors to the rear terrace, painted timber wall panelling.

Study
11'2 x 9'5 (3.40m x 2.87m)
Sash casement window to side with secondary glazing and radiator below, thermostat.

Kitchen
16'6 x 11' (5.03m x 3.35m)
Upvc window to side and to the rear, part glazed upvc door to the rear with side light window, space for breakfast table and chairs, painted timber cedar wall panelling, fitted base and wall units with pine shaker style doors which sit beneath marble effect laminated countertops, inset one and a half composite bowl with drainer and tap, tiled splashbacks and power points, undercounter space for dishwasher, inset four ring electric hob, integrated half height Beko oven and grill and 50/50 fridge/freezer.

Utility Room
8'4 x 7'4 (2.54m x 2.24m)
Timber window to rear, tiled flooring, wall mounted Worchester Bosch gas boiler, power points and light and cupboards via louvered doors, door to cloakroom.

Cloakroom
Upvc window to side, wood effect vinyl flooring, push flush wc, wall mounted wash basin and light.

Dining Room
12'4 x 11'8 (3.76m x 3.56m)
Triple aspect room with windows to front and each side aspect, radiator, cedar wall panelling with door leading to the staircase serving the first floor accommodation.

Reception Four/Study
15'4 x 9'1 (4.67m x 2.77m)
Parquet flooring, sash casement to side and front, radiator, beautiful cast iron Victorian fireplace with shelving to the alcove.

First Floor

Landing
Linen cupboard.

Bedroom One
12'4 x 11'9 (3.76m x 3.58m)
Sash casement window to front, radiator below, vanity area, fitted bedside furniture via louvred doors.

Bedroom Two
11'1 x 9'5 (3.38m x 2.87m)
Sash casement window to side, radiator.

Bedroom Three
9'5 x 8'3 (2.87m x 2.51m)
Sash casement window to side, radiator below, built-in wardrobe via louvred doors.

Split Level Landing
Further linen cupboard via louvred doors.

Bathroom Suite
8'1 x 6'9 (2.46m x 2.06m)
Upvc window to rear, panelled bath suite with shower screen, concealed mixer, concealed push flush wc, bidet, timber wall panelling, radiator, vanity unit with cupboards below, wall mounted mirror.

Bedroom Four
11'1 x 10'5 (3.38m x 3.18m)
Upvc window to rear, radiator below, wardrobe via louvred doors.

Outside

Front Garden
Block paved driveway to the front to an integral single garage, frontage enclosed by mature hedgerow, low level fencing with gate leading to the side elevations with block paved and part paved pathway extending to the rear.

Rear Garden
The garden south westerly facing and is predominately laid to lawn enclosed by mature and established boundaries, beautiful specimen flowering shrubs, Camellias, beautiful planted rose borders, paved terrace running the width of the property to the rear. Paved steps extending onto a tiered lawn, specimen Yucca, feature well and boundaries enclosed by high level Cherry Laurel hedgerow, specimen Aca tree, variety of Conifers, external lighting to the rear, further paved terrace to side with area of lawn with planted borders, garden shed.

Garage
16'8 x 10'3 (5.08m x 3.12m)
Electrically operated panelled door, external door with window to side and workshop to one end, power. Open access to workshop where there is a uPVC window to side, ceiling light and power points 9'7 x 8'7 (2.92m x 2.62m).

Services
Mains gas and mains drains.

Agents Note
Council Tax Band - F

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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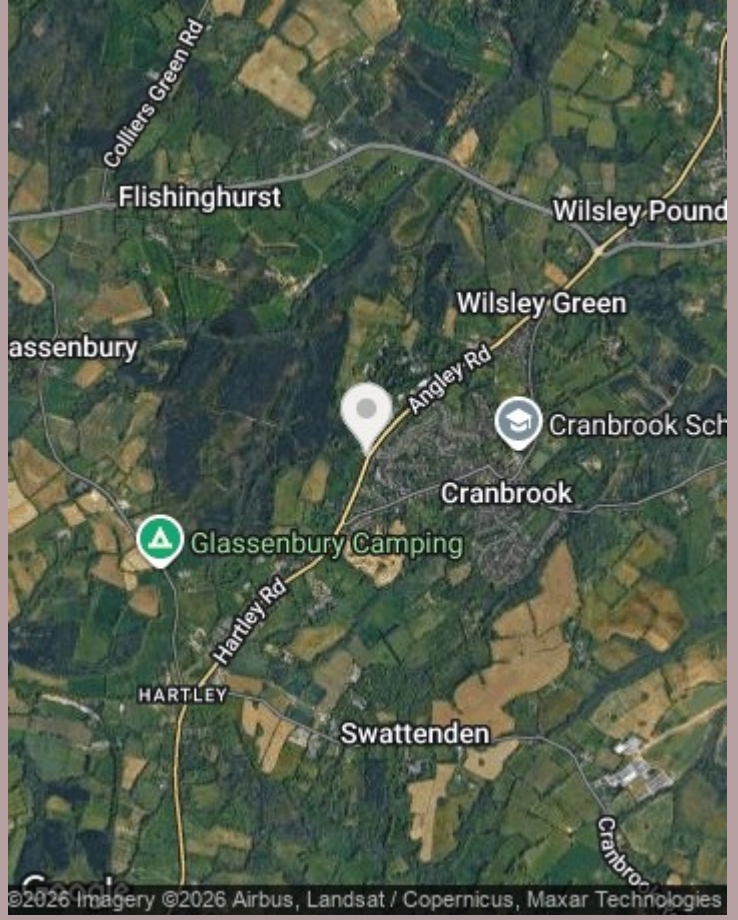


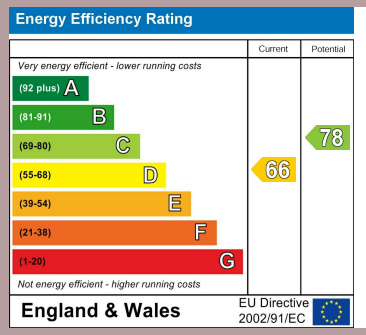


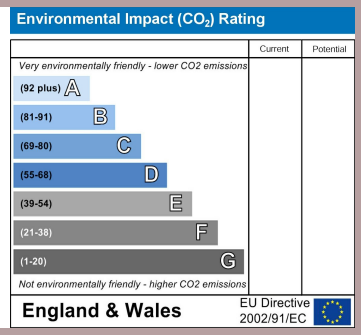




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