

**RUSH  
WITT &  
WILSON**



**The Grange, Angley Road, Cranbrook, Kent, TN17 3LR.  
£975,000 Freehold**

**CRANBROOK SCHOOL CATCHMENT** - An impressive and individually designed five bedroom detached family residence located within strolling distance from the highly desirable and picturesque town of Cranbrook. Constructed in 2011 to a very high standard, this delightful home offers spacious, well balanced and highly adaptable living arranged over two floors comprising a bright reception hall serving a home office / study, two ground floor bedrooms, one with en-suite facilities and separate ground floor bathroom suite, beautifully lit main living room with double Oak glazed doors and wood burning stove, separate dining room, 16ft fitted shaker kitchen / breakfast room with Rangemaster oven and further utility. To the first floor a generous landing serves three principal bedrooms to include a master with fitted wardrobes, large en-suite bathroom with walk-in dressing area, two further generous double bedrooms each with fitted wardrobes and further first floor family bathroom suite. Outside the property enjoys a private position with a gated entrance providing ample off road parking and detached double garage. To the rear enjoys a large level rear garden predominantly laid to lawn with well stocked borders hosting a variety of paved and decked seating areas to relax or to entertain, complete with summer house and fully insulated and alarmed garden studio with CAT 7 data providing the ideal work from home space. 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.



## Front

Property accessed via private five-bar gated entrance leading to an extensive block-paved driveway and detached double garage, front enclosed by part high level close board fencing and specimen trees, front garden laid to lawn hosting a variety of well stocked planted borders, high level close board fencing incorporating gates to each side elevations with access to rear, paved path from driveway extending to a covered entrance with decorative aggregate and herb borders, external lighting, painted hardwood front door.

## Reception hallway

Hardwood front door with sidelight windows, carpeted flooring with inset coir mat, turned carpeted staircase to the first floor, chair rail and cornice, pendant light, alarm panel, radiator, Honeywell thermostat, cupboard below staircase via door.

## Office / Study

7'6 x 7'5 (2.29m x 2.26m)

Internal Oak door, carpeted flooring, window to front aspect, radiator, pendant light, phone and power points.

## Bedroom 4 / TV Room

14'4 x 11'1 (4.37m x 3.38m)

Internal Oak door, carpeted flooring, window to front aspect, radiator, pendant light, power and TV point, cupboard via painted door with built in shelving.

## Ground floor bathroom suite

8'4 x 5'6 (2.54m x 1.68m)

Internal Oak door, ceramic tile flooring, obscure window to side, ceiling downlights and extractor fan, Heritage suite comprising pedestal wash basin and WC, chrome heated towel rail ,ceramic wall tiling, Oak panelled bath suite with traditional style fittings, wall light with shaver point.

## Living room

17'6 x 13'6 (5.33m x 4.11m)

Double internal Oak bevelled glazed doors from hallway, carpeted flooring, French doors with further sidelight windows to the rear aspect, further double internal Oak bevelled glazed doors to dining room, cornice, chain rail and ceiling rose with pendant light, series of wall lighting, fireplace housing a cast iron Carrron stove over a stone hearth and decorative surround, variety of power points.

## Dining room

13'6 x 9'7 (4.11m x 2.92m)

Double internal Oak bevelled glazed doors from living room, window to rear aspect with radiator below, further internal door to kitchen / breakfast room, cornice and ceiling rose, space for dining table with pendant light over, power points.

## Kitchen / breakfast room

16'4 x 13'8 (4.98m x 4.17m)

Internal Oak door from hall, ceramic tile flooring, further internal Oak door to dining room, window to rear aspect, space for large breakfast table and chairs, ceiling downlights, contemporary column radiator, kitchen hosts a variety of matching base and wall units with traditional shaker style doors complete with scrolled pewter furniture beneath stone effect laminated countertops, inset one and half FRANKE composite basin with drainer and tap, tile splashbacks with a variety of above counter level power points, glazed display wall cabinets, bookshelves and fitted wine racks, integrated tower fridge with adjacent pull out pull out larder with storage trays, integrated Hotpoint dishwasher, fitted Rangemaster oven with five ring gas burner with side plate, tile splashbacks, extractor over with timber hood.

## Utility room

10'2 x 6'4 (3.10m x 1.93m)

Internal Oak door, stone effect tile flooring, part-glazed external door to side elevations, pendant light and extractor fan, consumer unit and wall mounted BAXI gas boiler, radiator, plumbing for both washing machine and dryer below countertop, space for freestanding tower freezer, base units with shaker style doors, single stainless bowl with drainer and tap, tile splashbacks and power points, under counter space for fridge.

## Bedroom 5 / Reception

11'6 x 10'5 (3.51m x 3.18m)

Internal Oak door, carpeted flooring window to front aspect, radiator, light, internal Oak door to en-suite shower room, further Oak door to storage cupboard with shelving, power points, TV point.

## En-suite shower room

8'9 x 3' (2.67m x 0.91m)

Internal Oak door, ceramic tile flooring, push flush WC, ceramic wall tiling, vanity unit with basin, light and extractor fan, radiator, shower enclosure with concealed mixer.

## Stairs and landing

Carpeted staircase with painted balustrade leads to a generous landing with Velux window to front, light, cornice and ceiling rose, radiator, further Velux window to rear, access panel to a boarded loft with pull down ladder complete with power and light, airing cupboard with slatted shelving housing the Megaflo w via door, further low level eaves storage cupboard via door with light and power.

## Master bedroom

12'4 x 11'6 (3.76m x 3.51m)

Internal Oak door, carpeted flooring window to front aspect, radiator, ceiling light with fan, built in wardrobes via double doors complete with hanging rails, vanity area adjacent, variety of power points, TV point, internal Oak door to en-suite.

## En-suite bathroom

9'7 x 8'4 (2.92m x 2.54m)

Internal Oak door, stone effect ceramic tile flooring, obscure window to side aspect, ceiling down lights, freestanding roll top bath suite with traditional style fittings, Heritage style pedestal wash basin and WC, mirrored cabinet with light, shaver point, heated towel rail, large double shower enclosure via screen door, concealed mixer and extractor fan, open access to dressing area, low level door to a carpeted eaves storage.

## Dressing area

11'4 x 7'6 (3.45m x 2.29m)

Carpeted flooring, Velux window to rear, low level eaves storage cupboard via door, pitched ceiling with hanging rails.

## Bedroom 3

10'8 x 10'4 (3.25m x 3.15m)

Internal Oak door, carpeted flooring, dormer window to front aspect, radiator, pendant light, power points, built in wardrobes via mirrored sliding doors, power points, TV point.

## Bedroom 4

12'5 x 12' (3.78m x 3.66m)

Internal Oak door, carpeted flooring, dormer window to front aspect, radiator, pendant light, power points, built in wardrobes via mirrored sliding doors, power points, TV point.

## Family bathroom suite

8'6 x 6'5 (2.59m x 1.96m)

Internal Oak door, ceramic tile flooring, Velux window to side, ceiling downlights and extractor fan, Heritage suite comprising pedestal wash basin and WC, chrome heated towel rail ,ceramic wall tiling, P-shape shower bath suite with corner fittings, wall light with shaver point.

## Gardens

Well proportioned and level rear garden predominantly laid to lawn hosting a selection of well stoked planted borders and private seating areas to enjoy, paved terrace from the rear elevations with power, light and path to side leading to the studio and access to front, further central paved alfresco dining area with space for table and chairs, corner decked terrace with pergola with climbing Wisteria, further covered seating area with deck and power point, paved path and area of lawn to side elevations providing a delightful shaded seating area with a variety of planted borders and specimen Birch trees, external tap and lighting, part-glazed door to utility room, summer house via double glazed doors (10'6 x 7'7) block paved area located behind summerhouse providing storage area for bins, external door to workshop with power and light (10'4 x 10'3), part-glazed external side door to garage

## Studio

15' x 10'1 (4.57m x 3.07m)

External doors to side, windows to each side and rear aspects, fully insulated room enjoying a multitude of media outlets to include a 32 amp supply, 12 double power points, separate consumer unit and Cat 7 data cable, lighting and alarm panel.

## Double garage

19'3 x 17'6 (5.87m x 5.33m)

Twin manual up and over doors to front elevations, part-glazed external door to side, power supply and lighting, alarm panel.

## Services

Full gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band G.

Cranbrook School Catchment area.

Mainline station - Staplehurst 6.2 miles

## Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR



1ST FLOOR



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

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