



Stylish contemporary new build property

Granary House, Waterloo Road, Cranbrook, Kent TN17 3JQ

Freehold



Entrance Hall • Open-Plan Sitting/Dining Room/Kitchen
• Utility and Cloakroom • Three Bedrooms • Bathroom
and En Suite Shower Room • Landscaped Garden •
Parking • Cranbrook School Catchment (2020)

Local information

Shopping can be found in Cranbrook, Tenterden, Tunbridge Wells and Maidstone.

Frequent train services to London Charing Cross and Cannon Street can be found at Staplehurst, Headcorn and Marden stations. Early morning and evening services to Cannon Street. Eurostar trains run from Ashford International and a high speed train service runs to London St Pancras in about 37 minutes.

There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels. The M25 via the A21 can be accessed at J5 providing links to Gatwick and Heathrow airports and other motorways.

About this property

Granary House is an attractive newly built detached property, contemporary in style and finished to a high specification with a 10 year Build Zone Warranty. Occupying a tucked away yet convenient position with views to Cranbrook windmill, this lovely home sits within its own landscaped garden and benefits from off road parking.

The excellent open-plan living accommodation over the ground floor features a most impressive space incorporating, to one end, a stylish comprehensively fitted kitchen equipped with various integral appliances, adjoining this is a breakfast/dining area and to the south east end is the sitting area with Nordpeis wood burning

stove. Floor to ceiling windows allow for ample light and three sets of bi fold doors open to the terrace and level garden.

An oak staircase leads to the first floor where there are three bedrooms served by two bath/shower rooms, one being en suite.

Outside, gates open to a parking area. The garden is laid to lawn with ceramic tiled paths and terraces. Planting includes camellias and young espaliered fruit trees.

Tenure

Freehold

Local Authority

Tunbridge Wells

EPC rating = B

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1572 sq ft



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David Sercombe

Savills Cranbrook

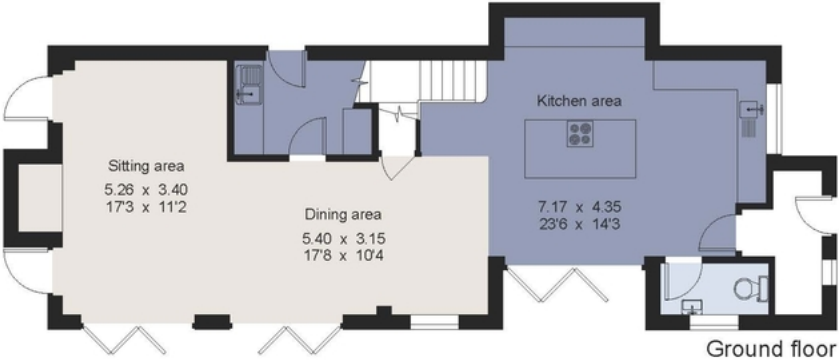
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Granary House, Cranbrook
Gross internal area (approx) 146.1 sq m/ 1572 sq ft



First floor



Ground floor

For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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