

# Remodelled & extended five bed home in Cranbrook School catchment (2025)

Swattenden Lane, Cranbrook, Kent, TN17 3PR

 5  4  3

Guide Price £1,100,000



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## About this property

Pippins is a modern detached single storey property set amidst well established gardens and grounds of about 1.24 acres that adjoin neighbouring farmland to the south and west.

Having been extended and remodelled by the current vendors, the property features an excellent open kitchen/dining/sitting room with three sets of bi fold doors opening to the south facing terrace, creating the perfect indoor/outdoor entertaining and family space in the summer.

Well presented accommodation features zoned underfloor heating with individual thermostatic controls to a number of the rooms and comprises; an entrance hall with shower room and utility room off, a comprehensively fitted kitchen equipped with a range of cupboards and central island, together with a larder cupboard, two Neff ovens, microwave, Bora induction hob, with downdraft extractor and integrated Bosch dishwasher. There is space for an American-style fridge/freezer. The kitchen is open to the impressive open plan, vaulted sitting/dining room with wood burning stove to one end and the three sets of bi fold doors affording views and direct access to the garden and the outdoor swimming pool area.

From the sitting room area there is a flexible study with double multi paned doors opening through to a TV/family room, also equipped with an open fireplace. The original entrance hall is currently utilised as a library

area and links through to the bedroom accommodation.

There are a total of five bedrooms, served by a family bathroom and two en suite shower rooms to bedrooms one and two. The main bedroom enjoys a dual aspect and has double doors that open to a terrace with a pond beyond. A separate study benefits from doors to the garden. In addition, there is a substantial loft area, accessible via two loft hatches.

Pippins is accessed via a gravel drive providing off road parking for a number of cars and access to the garage which also benefits from internal access. The mature established gardens feature lawns edged with mature hedging and planted with apple trees and an array of shrubs. The swimming pool is heated via an air source heat pump and there is a shed which houses the pool pump.

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## Plans

Approx. gross internal floor area

2,436 sq ft



## Local Area

Local shopping and amenities can be found in the pretty town of Cranbrook (1.2 miles) with more comprehensive shopping in Tenterden (7.3 miles) and Tunbridge Wells (15 miles).

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst (7.5 miles) and Headcorn (9.5 miles). A high speed train service runs from Ashford (18.5 miles) to London St Pancras in 37 minutes.

Leisure/sporting facilities include golf clubs at Dale Hill and Rye, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.

\*All distance and travel times are approximate.

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## Key Information

### Local Authority

Tunbridge Wells

### Council Tax

Band = F

### Tenure

Freehold

### Services & Additional Information

Mains gas fired central heating, mains water and electric, private drainage. 16 solar panels are part of a feed in tariff through the FIT scheme.

Directions:

<https://w3w.co/crackles.sampled.print>

Agent's Note: A public footpath runs along the western boundary.

### EPC

EPC Rating = D

PIPPINS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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## Enquire

### Talk to an agent

**Russell Alexander**

Cranbrook & East Kent

01580 720161

[russell.alexander@savills.com](mailto:russell.alexander@savills.com)

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