



HARTLEY HALL

Cranbrook, Kent



A SUBSTANTIAL PERIOD HOUSE OFFERING STUNNING RURAL VIEWS, AS WELL AS A STUDIO AND GARAGING, SET WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.

Cranbrook 1.7 miles. Hawkhurst 7 miles. Staplehurst 7 miles (London Bridge from 53 minutes). Tenterden 9 miles. Headcorn 10 miles (London Bridge from 1 hour). Tunbridge Wells 14 miles. Ashford 20 miles (London St Pancras from 36 minutes). (All times and distances approximate)

			EPC
6-7	3-4	4-5	N/A

Tenure: Freehold
Council Tax: G

Services: Mains water, gas and electricity. Gas fired heating. Mains drainage.
FTTP broadband connected.

Local Authority: Tunbridge Wells Borough Council,
Tel. 01892 526121

SITUATION

The property occupies a delightful rural position on the outskirts of the attractive market town of Cranbrook and within the High Weald Area of Outstanding Natural Beauty. Cranbrook offers a good range of shopping facilities, as does nearby Hawkhurst. A more comprehensive range is available at Tunbridge Wells and Tenterden town centres. Staplehurst mainline station provides a regular service to London Bridge/Charing Cross and Cannon Street with fast trains to St Pancras available from Ashford International. There is an excellent choice of schooling in the area, in both the private and state sectors, and the property lies within the Cranbrook School Catchment Area. Other notable public schools include Dulwich Preparatory, Benenden, Marlborough House, St Ronan's, Bethany and Sutton Valence. The property also benefits from direct walking access to Bedgebury Forest.

THE PROPERTY

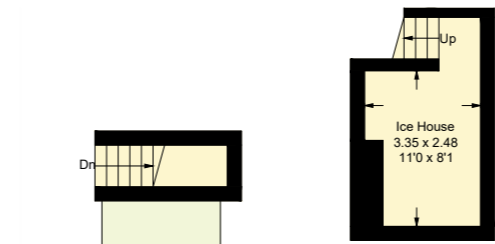
This most handsome detached period house offers well-proportioned and substantial family accommodation totalling 3442 square feet set in a wonderful location with stunning rural views. The property also benefits from a detached triple garage with a beautiful open plan studio above. The property is Grade II listed and believed to have Tudor origins, dating back to the late 16th century. It is of timber framed construction with attractive black and white half-timbered elevations to the front, weatherboarded and tiled elevations to the side and brick elevations to the rear with a catslide roof. Internally, the beautifully presented accommodation is arranged over three floors and retains a wealth of period character including exposed beams and timbers, tiled floors and inglenook fireplaces which blends perfectly with the modern conveniences. On the ground floor, the principal reception rooms include a characterful double aspect drawing room with an inglenook fireplace, a window to the front and a door to the side. There is also a study with a window to the front and a useful cloakroom and utility room. To the rear, the lovely country kitchen/dining room is double aspect with windows overlooking the rear garden and windows and a door to the side. The well-appointed kitchen has a range of fitted oak cabinets with integrated appliances and a central island with breakfast bar. From the kitchen, steps lead down to a double aspect snug with vaulted ceiling and a door to the side. On the first floor, the double aspect principal bedroom overlooks the front of the house and benefits from an en suite bathroom. There are three further bedrooms and a family bathroom on this level. Stairs lead up to the second floor where there are two further bedrooms and a family bathroom.



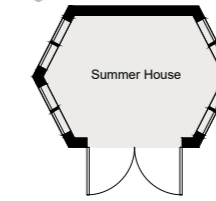
OUTSIDE

The property is approached via a gated entrance over a gravel driveway leading to the house and detached triple garage providing one open and two closed bays. An external staircase leads up to a wonderful studio comprising an open plan kitchen/sitting room/bedroom with vaulted ceiling. To one end, bi-fold doors open out to a balcony which enjoys stunning rural views over the surrounding countryside. There is also a kitchen area and a shower room. To the rear of the house there is a paved terrace, ideal for al fresco dining while enjoying the fantastic views, and a herb garden. To one side of the house, steps lead down to a period underground ice house. The beautifully maintained gardens are laid to lawn surrounded by mature trees and hedging. There is also a timber-built summer house and a former garage/workshop.

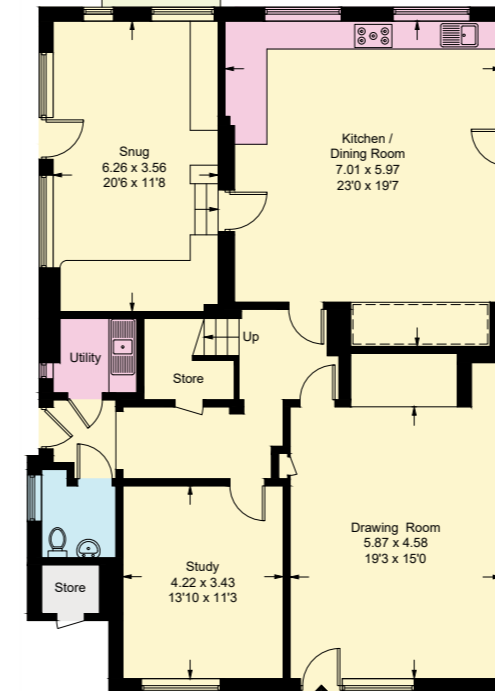
Directions (TN17 3PU - what3words: poster.visit.albums). From Cranbrook, head south on Hartley Road (A229) towards Hawkhurst. Turn right onto Glassenbury Road/B2085 (signed Goudhurst/Tun Wells A262) then immediately left onto Bishops Lane. Bear right and Hartley Hall will be found immediately on the left.



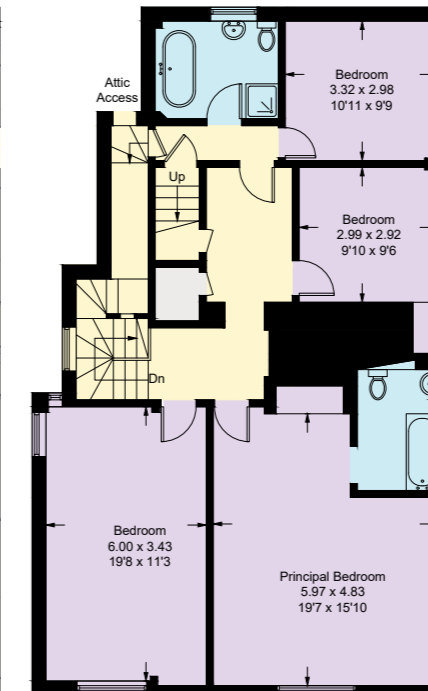
= Reduced headroom below 1.5m / 5'0"



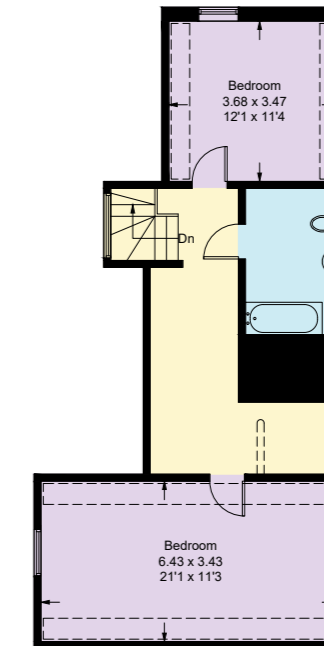
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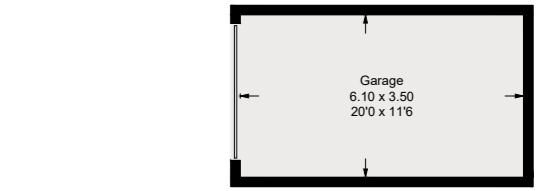
Ground Floor



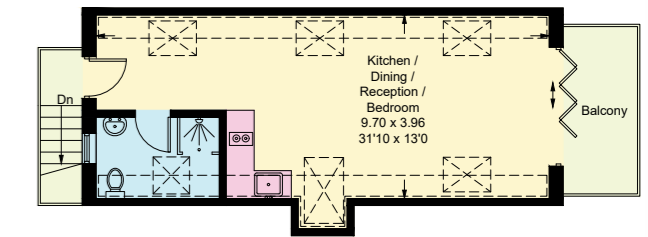
First Floor



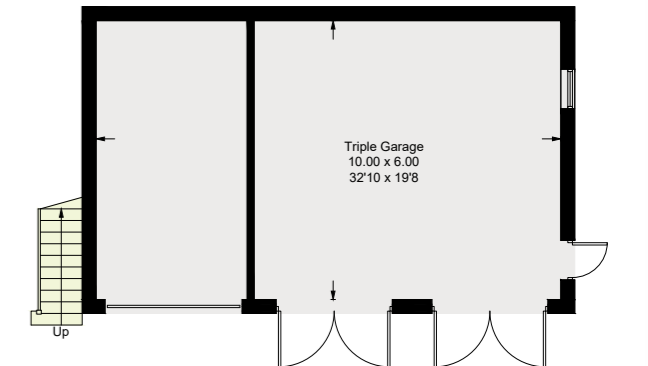
Second Floor



(Not Shown In Actual Location / Orientation)



Garage - First Floor



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 319.8 sq m / 3442 sq ft
 Old Garage = 21.7 sq m / 234 sq ft
 Garage Ground Floor = 61.1 sq m / 658 sq ft
 Garage First Floor = 40.0 sq m / 431 sq ft
 Total = 422.6 sq m / 4765 sq ft (excluding summer house)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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