



# 125

— YEARS OF —

**Lambert  
& Foster**



**THE COURTYARD**  
ANGLEY ROAD, CRANBROOK, KENT, TN17 3LR



**Lambert  
& Foster**

STAPLEHURST MLS 5.5 MILES | TUNBRIDGE WELLS 15 MILES | RYE 17 MILES

## THE COURTYARD, ANGLEY ROAD, CRANBROOK, KENT, TN17 3LR

An individual detached chalet style family house, providing well proportioned, five bedroom accommodation arranged over two floors incorporating a ground floor bed/sitting room, all complemented by neatly tended private gardens, ample parking, and double garage, all occupying a most convenient location within this popular town. Cranbrook school catchment area.

GUIDE PRICE £835,000

FREEHOLD



### DIRECTIONS

Using WHAT3WORDS; grownup.workflow.radio



## DESCRIPTION

The Courtyard is an individual, detached chalet style family house, circa early 1970s presenting predominantly brick elevations with some tile hanging, set with UPVC double glazed windows, beneath a pitched tiled roof. The accommodation over time has been extended, altered and improved creating a well proportioned, flexible family home, now offering scope for updating of the interior fixtures and fittings if so desired. Features include a reception hall with a pitched glazed roof leading to an inner hall with doors leading off to a double aspect sitting room with brick fireplace and display shelving, housing a coal effect gas fire on a raised tiled hearth. Traditional parquet flooring extends to the hall, sitting room and dining room under existing carpet in some areas. A separate dining room has an aspect to rear across the garden. A fitted kitchen/breakfast room has some integral appliances including Belling double oven, grill and dishwasher, one and a half bowl sink unit with mixer tap over and a tiled floor. Double doors lead to the conservatory set on a dwarf brick wall with UPVC windows and panels, fitted with light and heating, double doors opening out onto the garden. The inner hall doors lead off to ground floor bedroom three and bedroom four, comprising a double and single room, fitted wardrobes, served by family bathroom one, fitted with a white suite including a bath with integrated shower. Bed/sitting room five accessed from the reception hall includes a kitchenette area and has an en suite shower room. Arranged over the first floor are double bedrooms one and two with access to under eaves storage, built-in wardrobe, all enjoying a pleasant outlook across the garden. A second family bathroom is also fitted with a white suite including a panel bath with Aqualisa shower over and part tiled surround.





### **GARDENS & GROUNDS**

Outside, a driveway leads up to a five bar gate opening onto ample gravelled parking, turning area and double garage with electric up and over door. The established neatly tended gardens, run to all sides laid to lawn with well-stocked borders, well clipped hedging and a paved patio area. The whole affords a good degree of privacy.



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



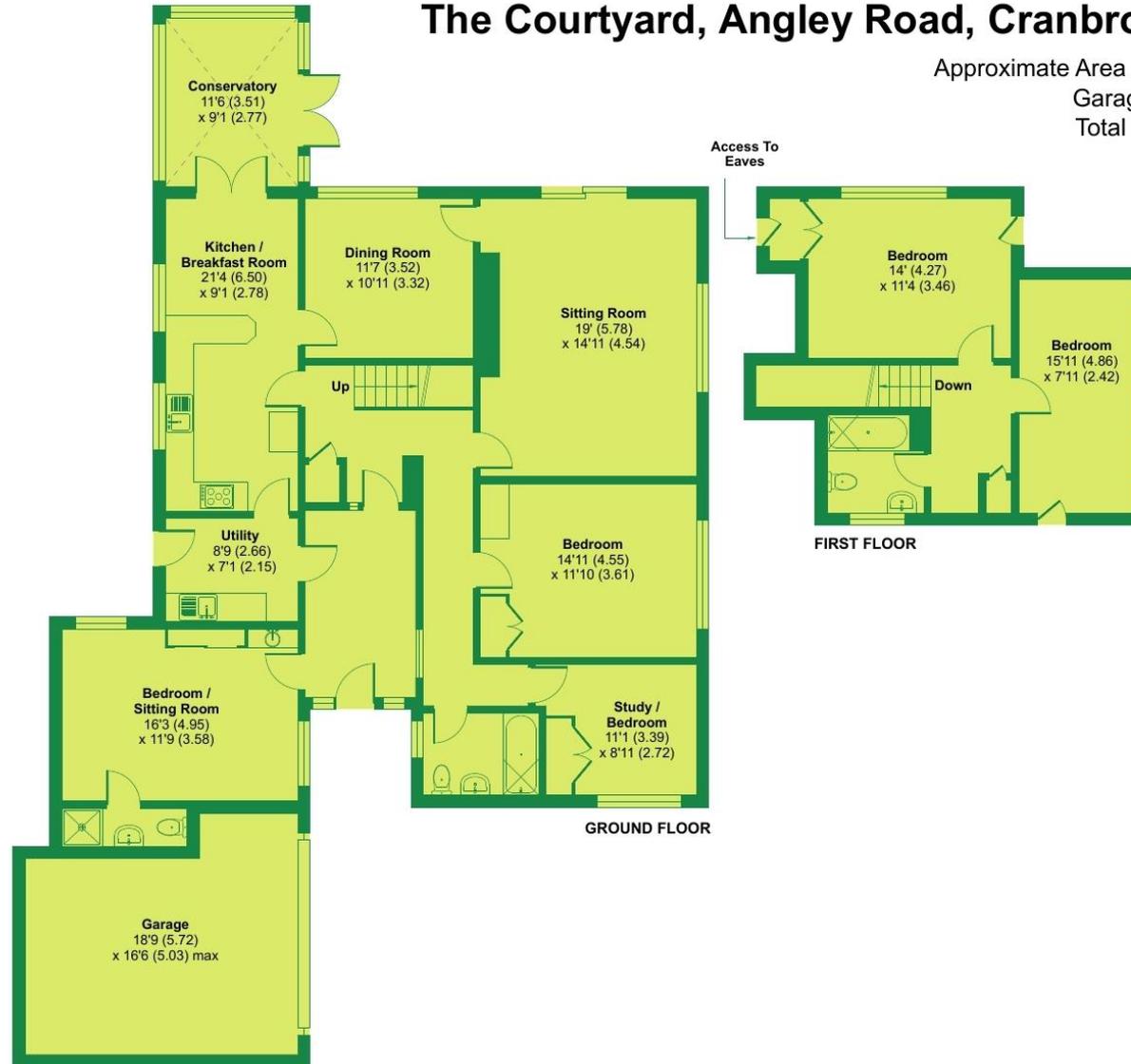
### The Courtyard, Angley Road, Cranbrook, TN17 3LR

Approximate Area = 2104 sq ft / 195.4 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 2376 sq ft / 220.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Lambert and Foster Ltd. REF: 1244686



**VIEWING:** By appointment only. **Cranbrook Office:** 01580 712 888.

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas fired central heating

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band G **EPC:** D (58)



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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