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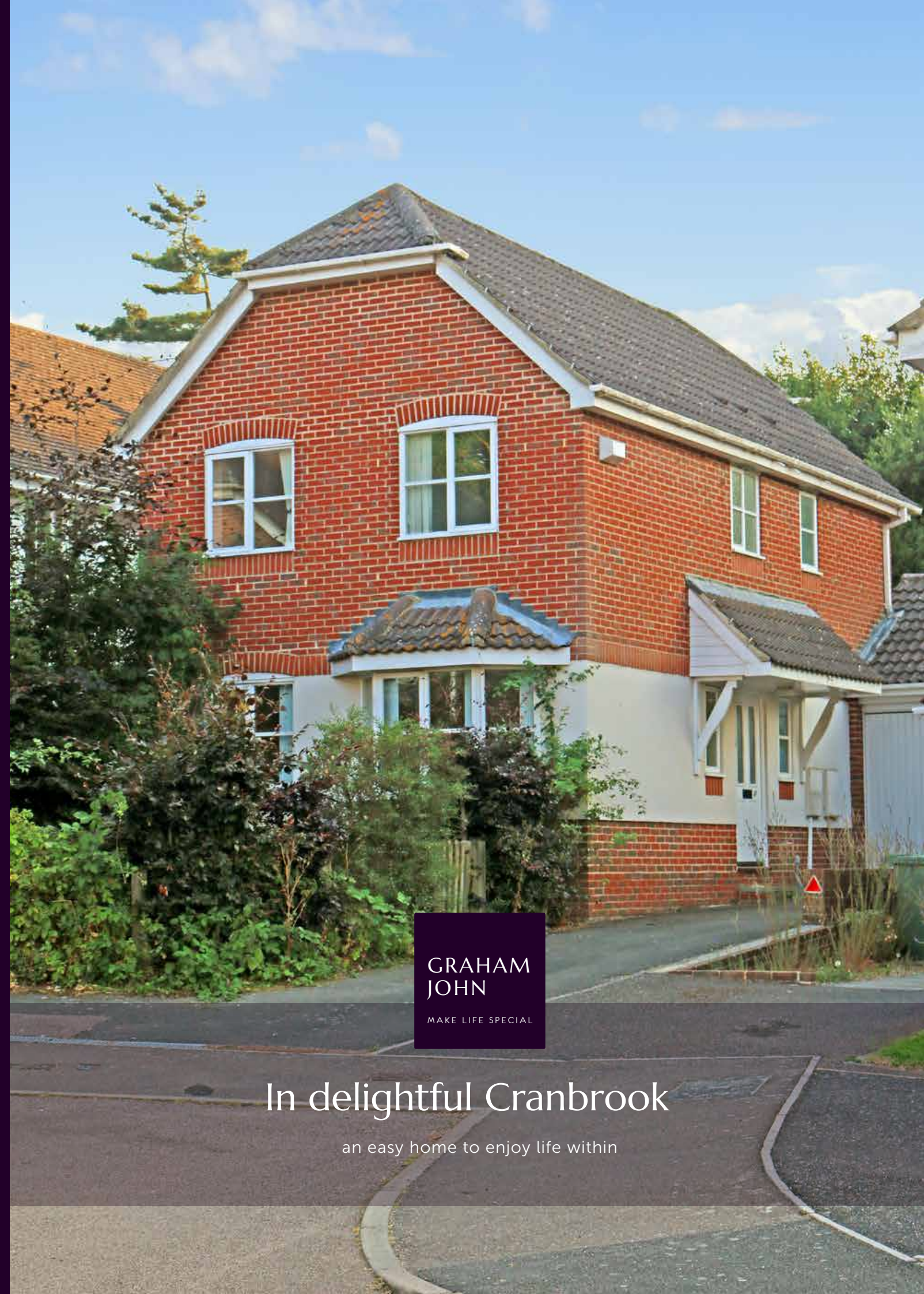


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GRAHAM
JOHN
MAKE LIFE SPECIAL

In delightful Cranbrook

an easy home to enjoy life within



Easy to live in

there are little touches that make this home special

The Details

*3 bedrooms
Living room
Kitchen/dining room
Cloakroom
Bathroom
En suite
Garage
Private garden*

This is a home that surprises you in very subtle and almost unexpected ways, it's about how it allows you to enjoy life in a wonderful Kentish town.

Sometimes it's the things our clients tell us that make us truly appreciate a home's special nature. We tend to look at property a little differently from others, seeking out what makes them stand out and we see something in everything we visit, but often it's the intangibles, the things people only get to enjoy once they live somewhere that are the key to what makes life special.

At first glance this is a lovely modern home, set within a cul de sac not too far from Cranbrook High Street, it can be forgiven for being somewhat unassuming. So, what has kept someone here for fourteen years? Why, when moving home wouldn't be that hard to do in the intervening years, why stay?

The garden has been a big factor in a long running affair with this property, as our client told us, it takes on a magical air of an evening apparently, subtle lighting bringing out a degree of charm that you might not expect from a house this age.

As we stepped out of the patio door to be greeted by a gentle waft of honeysuckle it all become very easy to understand, to picture, table and chairs, candlelight and friends and family gathered. The garden provides privacy, it seems to almost wrap gentle green arms around you to help shed the cares of a long busy day, something we all can empathise with.

The layout downstairs helps make this home work too, a lovely kitchen/dining room keeps you focussed on that calm outside space and means it becomes an integral part of daily life here. The living room at the



Cranbrook is full of wonderful buildings



A stylish bathroom

front is light and bright, the bay adding a feel that takes away the awareness that this is in fact a modern home, it's easy to forget.

There are the benefits that come with modern design, a cloakroom downstairs, en suite to the main bedroom which has a very useful walk in wardrobe too, the bathroom has been tastefully updated and the two bedrooms at the front, benefitting from the homes position, have a pleasant outlook with hillside rising above the rooftops opposite, the slightly elevated position of the house adds a lovely air to life here, you're not looking out straight onto other homes immediately opposite, there are things here that just make it a little more special than many other homes you see.

Nowhere is perfect and you will find some tidying up to do in the garden by the time you move in, we all have our own choices of decor yet the kitchen is stylish, the bathroom refurbished as we mentioned and life here is great for a family.

Cranbrook lures many people for the schools, there's so much more to the town though. Delightful architecture and history, it has a picturesque centre and wonderful countryside encapsulates it in all directions.

Commuters can choose trains for London, picking from Staplehurst, Headcorn and Marden, all easy to reach by road, Staplehurst is just over six miles from the house. When you have time to explore you'll find countless things to see and do in a broad Wealden landscape that has been captivating people for centuries.

For us this is a home that is simple to live in, easy to look after and very easy to enjoy life from.

This home is available for viewing by appointment through Graham John Estate Agents.

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www.grahamjohn.com



The double doors add
a sense of space





Great to work in



A real family space

This is a house that will quickly and easily become home, adjust the decoration to suit you and life will quickly envelop you in this charming town.

The house feels easy to live in, the open plan kitchen and dining room is a wonderful space, one from which you can enjoy the garden. There is a sense that bringing people together is very easy to do here.



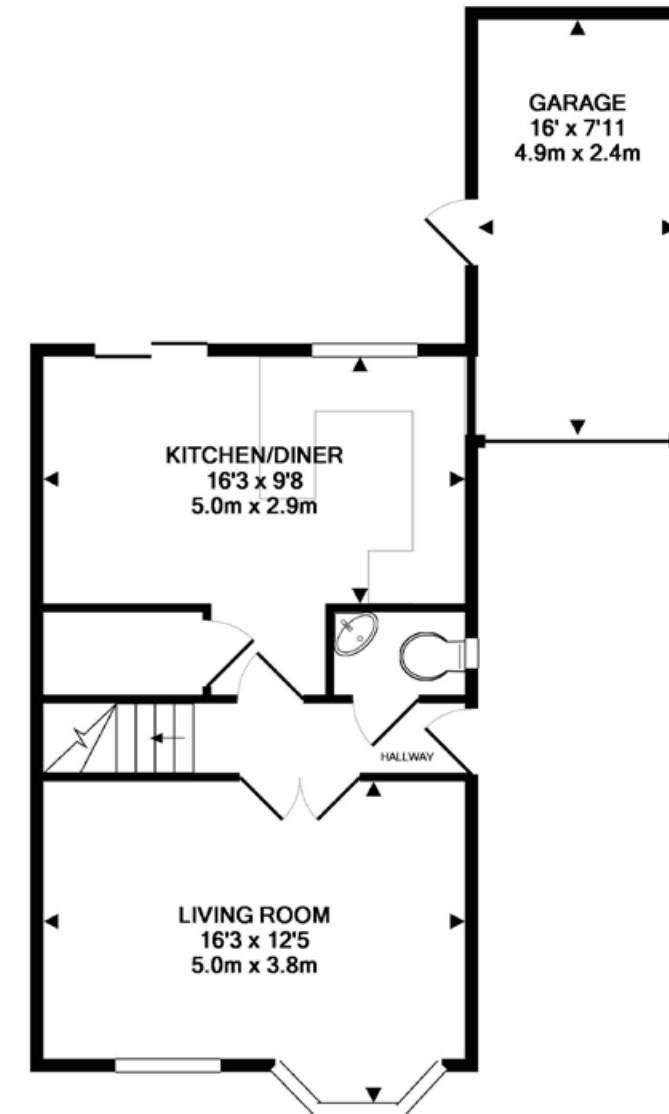
A great third bedroom



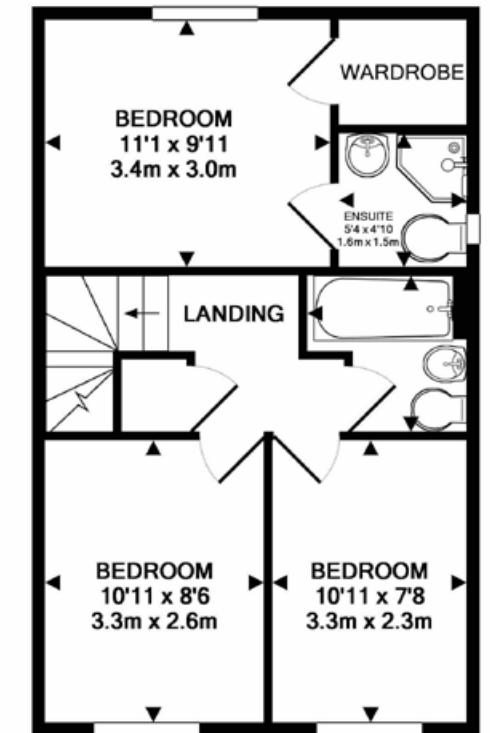
the second bedroom



the master with en suite

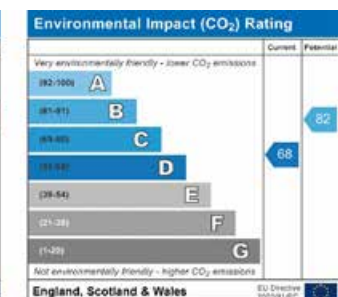
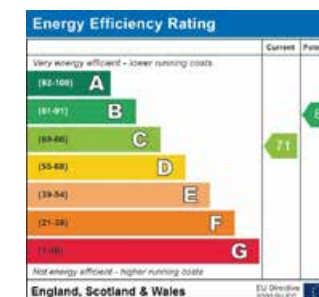


GROUND FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(53.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)



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A garden that
has hosted many
happy times



Cranbrook has many striking landmarks including St Dunstan's, 'The Cathedral of the Weald'.

Cranbrook is a picturesque wealden town, one that draws people from miles away. Cranbrook School has a history dating back to 1518

and the town grew wealthy from cloth making originally. Now many move here for the schooling and for the glorious countryside. There's so much to explore. ■

There's a sense of privacy about this garden that we love.