

RIGBY & MARCHANT



A substantial eight bedroom Edwardian country house in Cranbrook, Kent TN17. With magnificent room proportions, mature gardens and a detached coach house, within walking distance of Cranbrook School and the town centre.



Hartley Mount, Cranbrook - TN17 3QX

£1,350,000



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MARCHANT



Hartley Mount is a handsome Edwardian country house, offering approximately 5,100 sq ft of beautifully proportioned accommodation, extensive gardens and a detached coach house, within walking distance of the historic Wealden town of Cranbrook.

The house retains much of its Edwardian character, with impressive ceiling heights, large bay windows, elegant fireplaces and generous room volumes throughout. Arranged over three floors, the accommodation is wonderfully versatile, providing an exceptional setting for family life and entertaining.

The ground floor offers a series of elegant reception rooms, each with its own character. The drawing room enjoys a broad bay window, decorative detailing and a fireplace with wood burning stove, while doors open directly onto the garden. An inviting sitting room features traditional wall panelling, an exposed brick fireplace and access to the conservatory. The dining room, with exposed floorboards, bay window and fireplace, provides a particularly atmospheric space for entertaining.

The double aspect kitchen and breakfast room enjoys views across the gardens, with a separate larder and direct access outside. A utility and boot room, together with a cloakroom, completes the ground floor.

Two staircases lead to the first floor, where the principal bedroom enjoys an ensuite bathroom, fireplace and fitted storage. Three further double bedrooms, two with ensuite facilities, and a family bathroom occupy the remainder of this floor. Above, the second floor provides four additional double bedrooms, two with ensuite bathrooms, and a spacious landing that doubles as a study.







Outside, a generous driveway leads towards the detached coach house and garaging, with mature trees and established hedging providing privacy. The gardens are predominantly laid to lawn, with mature specimen trees, colourful borders and an elevated terrace for outdoor dining and entertaining. The detached coach house, garaging and glasshouse offer valuable additional space, with potential for ancillary accommodation or alternative uses, subject to the necessary consents.

The home combines the architectural elegance and generous proportions of a substantial Edwardian home with the convenience of Cranbrook's amenities and excellent schools close at hand.

Hartley Mount occupies a convenient position on Hartley Road, within walking distance of Cranbrook, one of the most attractive and sought after towns in the Kentish Weald. Known for its historic architecture, independent shops, cafés and restaurants, Cranbrook offers an appealing balance of country town life and everyday convenience. The surrounding High Weald countryside provides wonderful opportunities for walking, riding and outdoor pursuits. The town is particularly renowned for **Cranbrook School**, one of Kent's most highly regarded state grammar schools. The wider area also offers an excellent choice of independent schools, including Dulwich Prep Cranbrook, Saint Ronan's, Benenden School and Sutton Valence School.

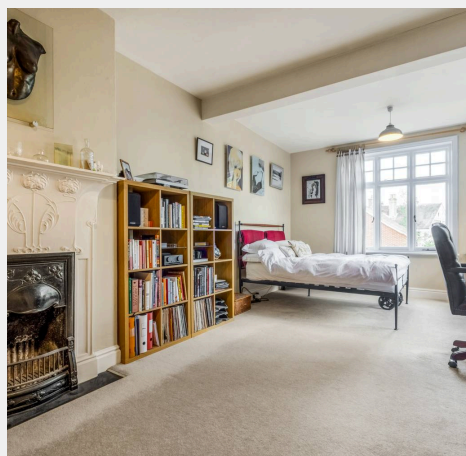
Staplehurst mainline station provides regular services to London, including Charing Cross and Cannon Street, while the A21 offers convenient connections towards Tunbridge Wells, the M25 and London.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



Hartley Mount, Cranbrook, Kent

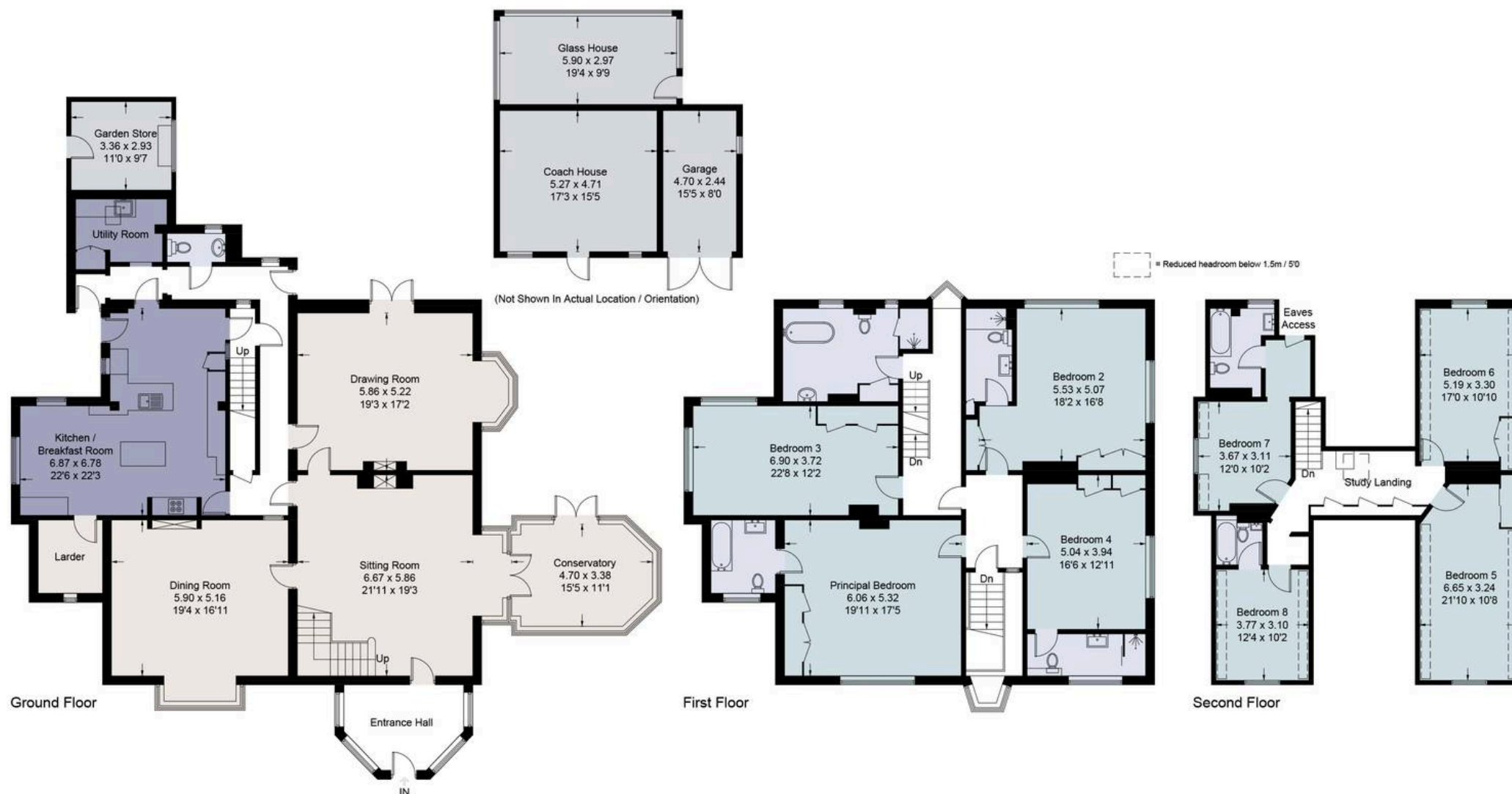
Approximate Area = 473.1 sq m / 5092 sq ft (Excluding Garden Store)

Garage = 11.5 sq m / 124 sq ft

Garden Store, Glass House & Coach House = 52.0 sq m / 560 sq ft

Total = 536.6 sq m / 5776 sq ft

For identification only. Not to scale.





Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

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