



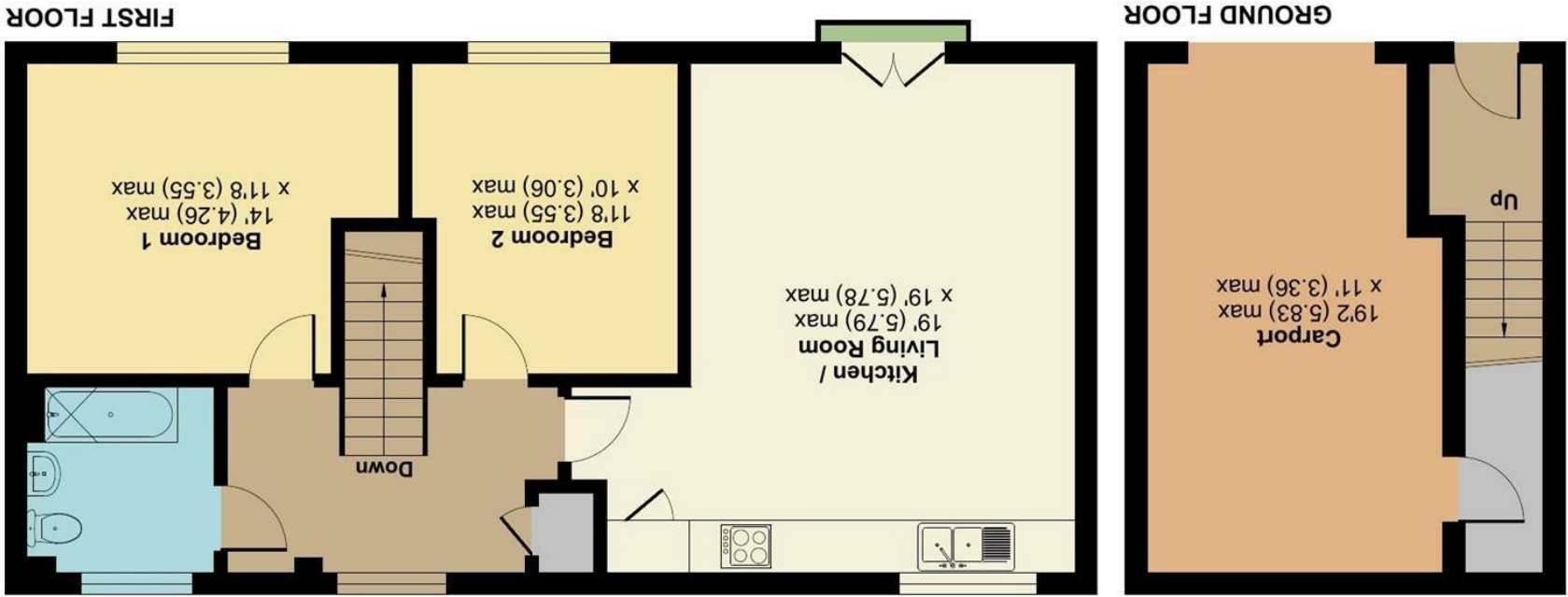
14 Bramling Gardens, Cranbrook, TN17 2DY

Guide Price £300,000
EPC RATING: B

Bramling Gardens, Kent, TN17

Approximate Area = 818 sq ft / 75.9 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1343320

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK





Located in this quiet, modern residential development, built by Countryside Homes, is this rarely available Coach House. With very well presented accommodation throughout, as you enter your own front door, a staircase leads you up to the first floor landing, with the open plan kitchen/living room to one side, with its Juliet Balcony overlooking the front, with the two double bedrooms served by a quality three piece bathroom suite.

Outside, the property offers a covered car port, currently used as an informal outside seating area, with room to park an additional car to the front.

The nearby village of Sissinghurst is approximately 10 minutes walk away, with its local shopping facilities including village store, the popular Milk House public house and restaurant and well regarded Primary School. Regular train services can be found at the nearby Staplehurst mainline station, with services to London Charing Cross, Waterloo and Cannon Street in under an hour.

MATERIAL INFORMATION

Leasehold
Council Tax Band C
EPC Report B



• GUIDE PRICE £300,000 - £325,000 • Coach House, Very Well Presented Throughout • Two DOUBLE Bedrooms • Open plan Living Room/Kitchen • Juliet Balcony to Front • Quality Three Piece Bathroom Suite • Covered Car Port /Courtyard Garden • NHBC Remaining • Modern Secluded Development • Close to Village Amenities

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK