



Hartley Acres, Cranbrook TN17 3FE

welcome to

Hartley Acres, Cranbrook

Discover a new way to get onto the property ladder at Hartley Acres, an attractive new development of high-quality Shared Ownership homes nestled on the edge of the charming Kent town, Cranbrook.

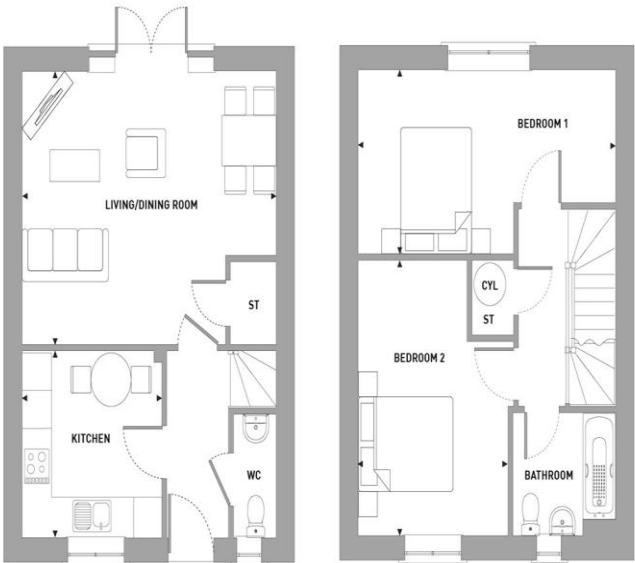
Set within the stunning High Weald National Landscape, Hartley Acres offers the perfect blend of countryside living & modern convenience. Less than a mile from Cranbrook's historic town centre, residents can enjoy a wonderful selection of independent boutiques, cafés, restaurants, supermarkets and everyday amenities, all within easy reach. These thoughtfully designed homes have been built to an exceptional standard and feature contemporary Symphony kitchens with integrated appliances, stylish bathrooms, air source heat pumps and landscaped rear gardens. Every detail has been carefully considered to provide comfortable, energy-efficient homes that are perfect for modern living.

The location is ideal for commuters and families alike. Staplehurst station is approximately 6 miles away and offers direct services to London Charing Cross, while Tunbridge Wells, Maidstone & Hastings are within easy driving distance. Residents can also enjoy an abundance of outdoor pursuits nearby, including Bedgebury National Pinetum, Bewl Water, Sissinghurst Castle & miles of beautiful countryside walks. Available through Shared Ownership, Hartley Acres provides an affordable and flexible opportunity to own a beautiful new home in one of Kent's most desirable towns...



TWO BEDROOM HOUSE

PLOTS 129, 130*, 131*



GROUND FLOOR

FIRST FLOOR

KITCHEN	3.0M X 3.0M	9'8" X 9'8"
LIVING/DINING	5.5M X 4.4M	18'0" X 14'4"
BEDROOM 1	5.5M X 2.9M	18'0" X 9'5"
BEDROOM 2	4.4M X 3.2M	14'4" X 10'4"
TOTAL AREA	78.4M ²	843FT ²

CYL - CYLINDER CUPBOARD | ST - STORAGE | WC - CLOAKROOM

*Plots 130 and 131 are handed. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Financial Breakdown

Key Information Documents

Rent & Charges

Disclaimer

Shared Ownership

Entrance Hall

Cloakroom

Kitchen

12' 1" x 7' 8" (3.68m x 2.34m)

Living / Dining Room

19' x 18' 7" (5.79m x 5.66m)

Stairs To First Floor Landing

Bedroom One

12' 1" x 10' 8" (3.68m x 3.25m)

Bedroom Two

12' 1" x 10' 8" (3.68m x 3.25m)

Rear Garden

welcome to

Hartley Acres, Cranbrook

- Brand New Two Bedroom End-Terrace Family Home
- High Quality Specification Finish Throughout
- Rent & Service Charges Apply
- New Homes Combining Contemporary & Countryside Living
- 10 Year New Homes Warranty

Tenure: Freehold EPC Rating: Exempt

£155,400



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS113364



Property Ref:
BOS113364 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01424 224243



BexhillonSea@fox-and-sons.co.uk



1 Devonshire Square, BEXHILL-ON-SEA, East
Sussex, TN40 1AB



fox-and-sons.co.uk