

STEPHEN JAMES

RESIDENTIAL



Turnden Road, Cranbrook TN17 2QL



Turnden Road, TN17

A picturesque site, set back from the road, measuring approximately 0.46 acres, with planning permission granted under the reference (25/01763/FULL), for the erection of a detached four-bedroomed dwelling and car port. The plot is enclosed by trees around the boundaries.

The proposed layout delivers an exceptional balance of open-plan living and practical zoning. On the ground floor, a bright, full-depth kitchen, diner, and lounge area creates the perfect fluid space for entertaining. This is balanced by a versatile front room, ideal as a quiet study, snug, or playroom, while a dedicated utility, WC, and storage cupboard keep daily clutter well out of sight.

Upstairs maximizes space effortlessly, packing in four well-proportioned bedrooms, a master en-suite, and a central family bathroom with virtually zero wasted hallway space.

Cranbrook is a charming historic town which boasts a range of independent shops, cafés, traditional pubs, and essential amenities, including a well-regarded grammar school. While it doesn't have its own train station, nearby Staplehurst station (about 15 minutes by car or local bus) offers direct rail services to London and Ashford.

Please note there are no CIL payments.



Car Port



PROPOSED NORTH ELEVATION
Scale 1:50



PROPOSED WEST ELEVATION
Scale 1:50



PROPOSED PLAN
Scale 1:50



PROPOSED SOUTH ELEVATION
Scale 1:50



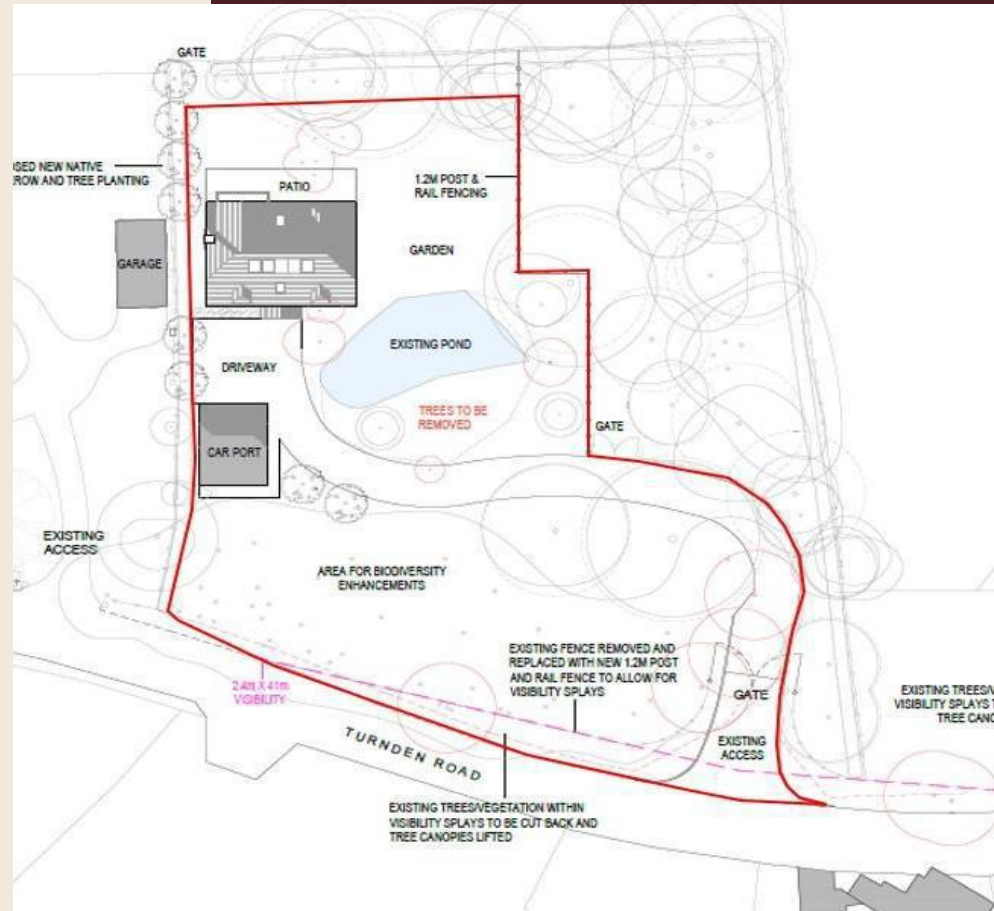
PROPOSED EAST ELEVATION
Scale 1:50

- MATERIALS
1. BRICKWORK
 2. TIMBER CLADDING
 3. GABLE CLADDING
 4. TIMBER TRUSS CEILING
 5. CONCRETE SLAB
 6. CONCRETE FOOTING

<p>NOTES:</p> <p>1. See for full details in the schedule of drawings.</p> <p>2. Proposed brickwork, timber and cladding.</p> <p>3. All work shall be in accordance with the relevant standards and specifications.</p> <p>4. All work shall be in accordance with the relevant standards and specifications.</p> <p>5. All work shall be in accordance with the relevant standards and specifications.</p> <p>6. All work shall be in accordance with the relevant standards and specifications.</p>	<p>DISCLAIMER:</p> <p>This drawing is the property of KENT DESIGN STUDIO. It is not to be used for any other purpose without the written consent of KENT DESIGN STUDIO. The design is provided as a guide only and is not intended to be used for any other purpose without the written consent of KENT DESIGN STUDIO. The design is provided as a guide only and is not intended to be used for any other purpose without the written consent of KENT DESIGN STUDIO.</p>		<table border="1"> <tr> <td data-bbox="1392 928 1522 981"> <p>KENT DESIGN STUDIO ARCHITECTS</p> </td> <td data-bbox="1522 928 1667 981"> <p>PROJECT: KENT DESIGN STUDIO ARCHITECTS</p> </td> </tr> <tr> <td data-bbox="1392 981 1522 1018"> <p>DATE: 10/10/2024 DRAWN BY: [Name] CHECKED BY: [Name]</p> </td> <td data-bbox="1522 981 1667 1018"> <p>DATE: 10/10/2024 DRAWN BY: [Name] CHECKED BY: [Name]</p> </td> </tr> </table>	<p>KENT DESIGN STUDIO ARCHITECTS</p>	<p>PROJECT: KENT DESIGN STUDIO ARCHITECTS</p>	<p>DATE: 10/10/2024 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 10/10/2024 DRAWN BY: [Name] CHECKED BY: [Name]</p>
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Site Plan



Location

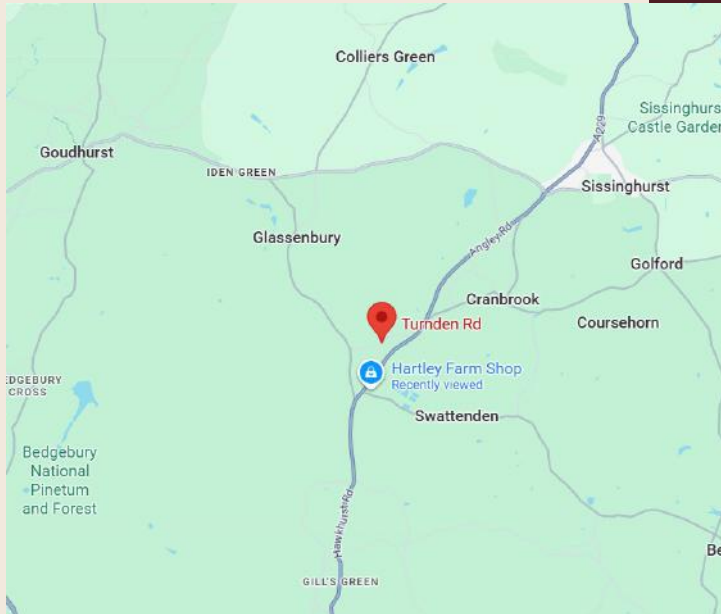
Energy Performance Certificate (EPC)



TN17 2QL

EPC : TBD

Amenities



Staplehurst Train Station
5.9 Miles

Hartley Farm Shop
1.8 Miles

The Weald Sports Centre
1.1 Mile

Nearest Supermarket
1.1 Mile

Nearest Pub
1 Mile

Primary Schools

Hawkhurst Church Of England Primary School (State), Ofsted: Good, 2.9 Miles
Cranbrook Church Of England Primary School (State), Ofsted: Good, 1.1 Miles

Secondary Schools

Cranbrook (State), Ofsted: Outstanding, 1.1 Miles
The Dulwich School (Independent), 1.9 Miles

STEPHEN JAMES
RESIDENTIAL

Contact Us

Tunbridge Wells:
01892 336105

Sevenoaks:
01732 495502

Email:
hello@stephenjamesresidential.com

