

# STEPHEN JAMES

RESIDENTIAL



Stone Street, Cranbrook, Kent TN17 3HF



## Stone Street

A rare opportunity to acquire a characterful grade II listed mixed use building in the heart of Cranbrook. The ground floor and lower ground floor commercial unit is currently rented out for £15,000.00 per annum.

- Double Fronted Premises
- Restaurant currently rented out
- Separate Access to Dwelling
- Three Bedroom Unit
- Courtyard & Outbuildings
- Town Centre Location



A Grade II Listed double fronted premises set over four floors, currently a restaurant with a three-bedroom residential dwelling above, a rear courtyard garden and outbuildings. The residential dwelling has separate access to the rear. The total approximate floor area is 2733 sqft.

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.

# The Residential Unit

## ▼ 1st Floor



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the statements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee to their operability or efficiency can be given.



## ▼ 2nd Floor



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# Site Plan

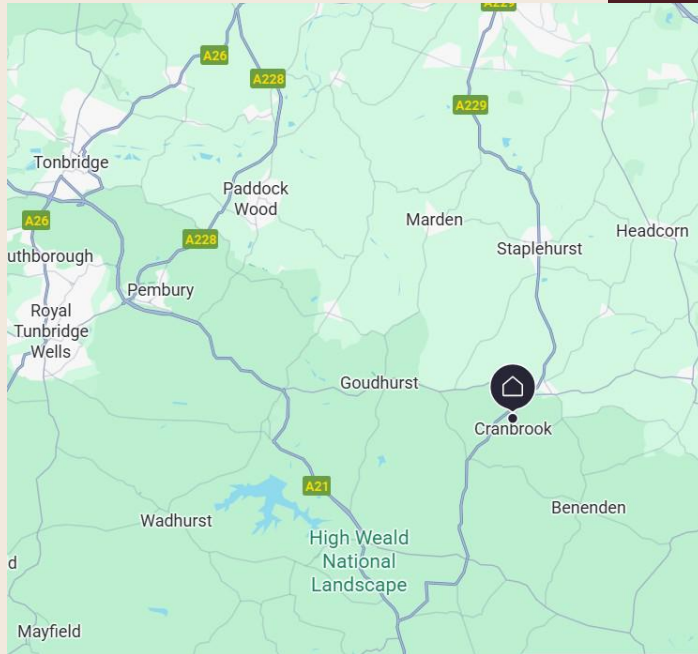


# Location



Property location

TN17 3HF



# Amenities



Staplehurst Station  
5.5 Miles

Headcorn Station  
7.7 Miles

Weald Sports Centre  
0.6 Miles

Cranbrook School  
0.2 Miles

Waitrose  
2.6 Miles

## Schools

Cranbrook Church Of England Primary Schools (State), Ofsted: Good, 0.3 Miles

Colliers Green Church Of England Primary School Ofstead: Good, 3.9 Miles

Cranbrook School (State & Ages 11-18), Ofsted: Good, 0.2 Miles

Belle Vue School (Independent & Ages 4 - 19), Ofsted: Outstanding, 0.2 Miles

The Dulwich School Cranbrook (Independent & Ages 2-16), 1.2 Miles

St Ronan's School (Independent & Ages 2-13), 4.6 Miles

These particulars created by Stephen James Residential Ltd are for guidance only and do not constitute part of any offer or contract. All measurements, descriptions and distances are approximate and should not be relied upon; prospective purchasers must satisfy themselves of their accuracy.

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