



General views of Glebelands



General views of Glebelands including part of Cranbrook High Street



A general view of the cottages

**31 Glebelands  
Rectory Fields  
Cranbrook  
Kent TN17 3JB**

**£235,000  
Freehold  
Transfer**

**A two Bedroom Mid Terrace Cottage**

*Glebelands is a delightful mix of cottages, bungalows and apartments grouped around courtyard areas and landscaped gardens. Many of the properties overlook the adjacent park and bowling club.*

*The local high street is close by and there is a medical centre adjacent to the scheme.*

*All properties benefit from an emergency alarm system and there is a resident House Manager.*

A two-bedroom mid terrace cottage with enclosed rear paved Courtyard. Carpets as seen are included in the price.

**ACCOMMODATION IS AS FOLLOWS: -**

**HALL** Walk in cupboard under stairs with light and power fittings. Radiator, double power point. Doors leading off to: -

**SHOWER ROOM** Suite comprising fully tiled shower cubicle and low level WC. Pedestal hand basin, radiator. Obscure double glazed window. to front of property.

**DINING ROOM/ STUDY** 8' 3" x 9' 9" radiator, double glazed window with security lock. Two double power points. Careline unit with direct connection to Central Control providing 24-hour emergency cover. Double glass panelled doors to lounge

**LOUNGE** 17' 10"x 10' 9" with log effect fire with marble hearth and teak surround. TV aerial point, wall lights, three double power points. Door leading to patio garden. Radiator. Door to kitchen

**KITCHEN** 6' 9" x 10' with a range of floor and wall units. Single drainer with plumbing for washing machine under. Built in electric cooker and electric hob with extractor over. Complementary tiling.

**From the Entrance Hall to stairs leading to :**

**FIRST FLOOR LANDING with pull down loft ladder to access to loft. Airing cupboard with double doors. Radiator**

**BEDROOM 1** 14' 1" x 11' 7" Large under-eaves cupboard. Radiator .

**BEDROOM 2** 11' x 10' 4". Large wardrobe with folding doors. Radiator.

**BATHROOM** Fitted bathroom suite comprising panelled bath with pedestal wash hand basin and low level WC. Shaving light point with mirror. Two velux windows. Complementary tiling.

**OUTSIDE** To the rear of the property there is a paved courtyard area. The patio area is enclosed by panel and trellis fencing with a gate that leads out to pathway of development. Glebelands is a quiet development and yet it is near all facilities i.e. doctors, public library, medical centre, church and shops.

**CAR PARKING** There is ample car parking for all residents and visitors to the development.

**DIRECTIONS** From the High Street turn into Carriers Road, follow the road past the Public Library and then turn right into Rectory Fields where the Glebelands development is situated.

**Service Charges £2,934.36 (2019) per annum  
Ground Rent £300.00 per annum**

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**Or Contact Mandy Field, Scheme Manager on  
01580 714679 to arrange a viewing**

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