

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.

Floor Plan



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1/50

[illegible]



Landscape



Car Port



PROPOSED NORTH ELEVATION
Scale 1/50



PROPOSED WEST ELEVATION
Scale 1/50



PROPOSED PLAN
Scale 1/100



PROPOSED SOUTH ELEVATION
Scale 1/8" = 1'-0"



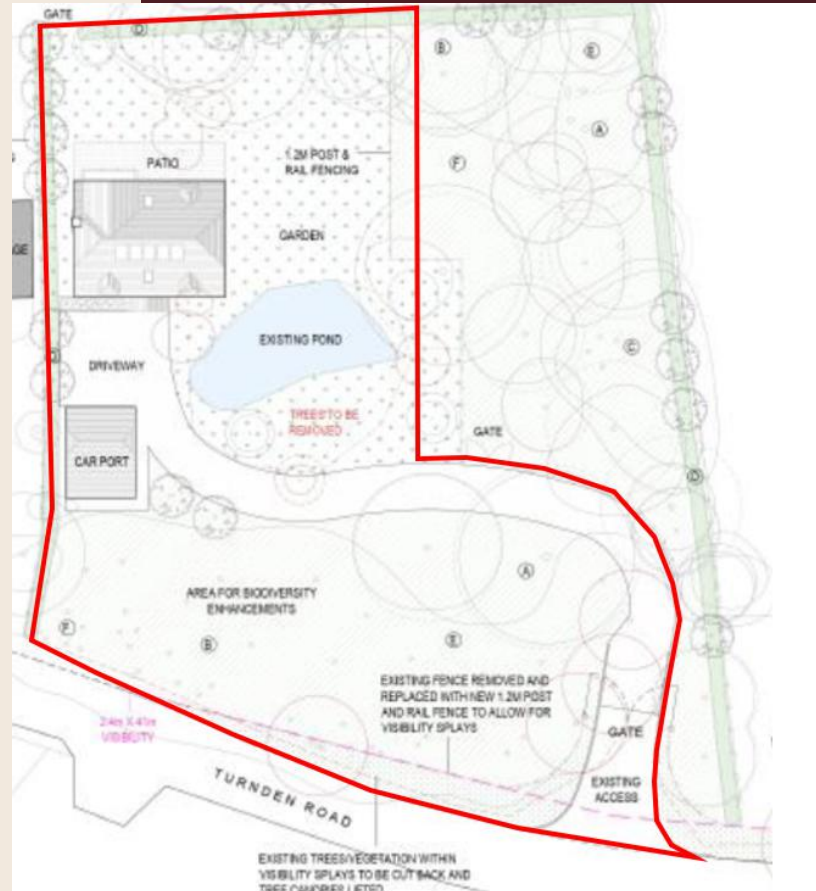
PROPOSED EAST ELEVATION
Scale 1/30

1. *Define the problem*
2. *Design the solution*
3. *Implement the solution*
4. *Verify the solution*
5. *Document the solution*
6. *Test the solution*
7. *Deploy the solution*

[illegible]



Site Plan



Location

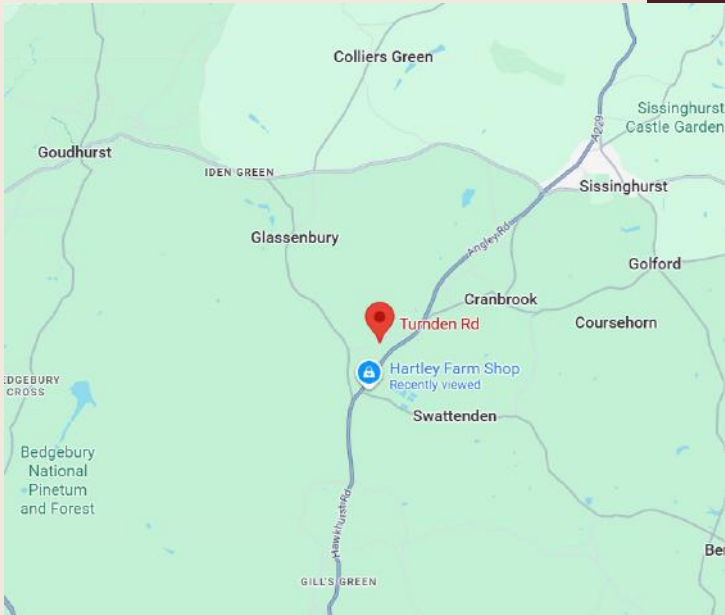


TN17 2QL

Energy Performance
Certificate (EPC)

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

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