



**Plot 136 Hartley Acres, Cranbrook TN17 3LQ**

**welcome to**

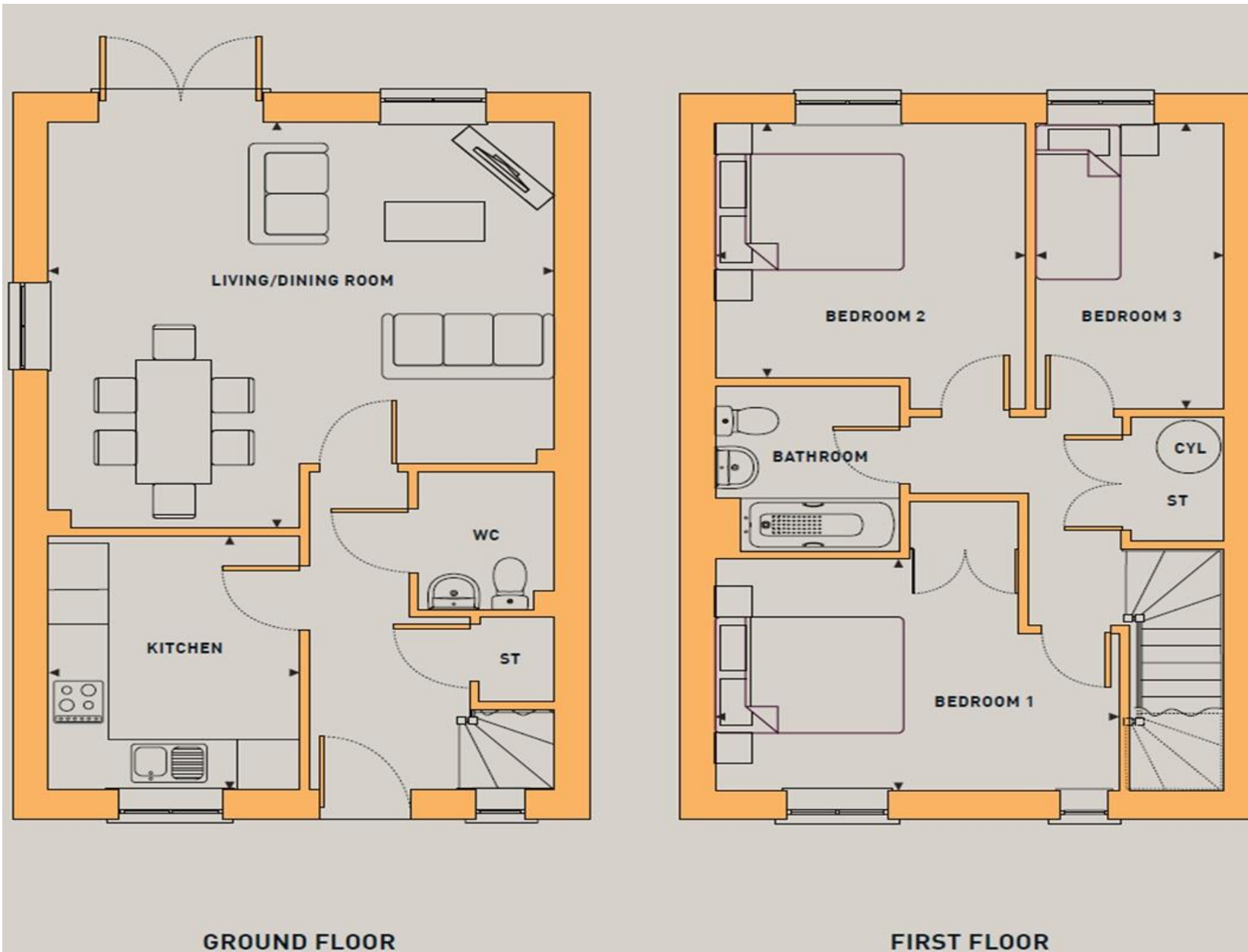
## **Plot 136 Hartley Acres, Cranbrook TN17**

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...





## Financial Breakdown

Financial Breakdown:

Full market value: £472,500

37% share value: £174,825.00

5% deposit: £8,741.00

Rent charged on unowned share: 2.75%

Rent on unowned share (63%): £682.17 per month.

## Key Information Documents

Key Information Documents will be provided by site.

## Rent & Charges

Under the terms of the Shared Ownership scheme you will be offered the maximum % share you can afford. Other monthly charges include service charge, buildings insurance, estate charge and management fee.

## Disclaimer

Please note some of these photos have been virtually enhanced with furniture and should be used as a guide. They may also not be indicative of this particular plot.

## Rooms:

### Entrance Hall

### Kitchen

10' 8" x 8' 8" ( 3.25m x 2.64m )

### Living / Dining Room

17' 7" x 17' 3" ( 5.36m x 5.26m )

### Cloakroom

### Stairs To First Floor Landing

### Bedroom One

14' 1" x 9' 8" ( 4.29m x 2.95m )

### Bedroom Two

10' 8" x 10' 8" ( 3.25m x 3.25m )

### Bedroom Three

12' 1" x 6' 5" ( 3.68m x 1.96m )

### Rear Garden

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## Plot 136 Hartley Acres, Cranbrook, TN17

- Brand New Three Bedroom Terraced House
- High Quality Specification Finish Throughout
- Close Proximity to the Historic Cranbrook Town
- 10 Year New Homes Warranty
- Rent & Service Charges Apply

Tenure: Freehold EPC Rating: Exempt

## 37% Share From £174,825



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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