



Madeleine Rose

Heron Mews, Angley Road
Cranbrook
TN17 2PL



- Winner of Best Residential Property Award - for International Property Awards 2018
- Stunning Bespoke House
- Two Master Bedrooms with Dressing Room and En-Suite
- Three Seperate Bedrooms all with En-Suite
- Three Reception Rooms
- Integral Garage
- CAT 6 Wiring and Sonos Sound System
- Cranbrook School Catchment Area
- 10 Year Warranty
- Viewings 7 Days A Week - By Appointment Only



Situated within an exclusive gated development in the pretty town of Cranbrook, Ibis House is one of 5 exquisite, bespoke family homes by the award winning developers, Mount Delvin Homes.



Electric gates provide access into the secure and prestigious environment of Heron Mews where Ibis House with 3690 sq ft (342.8 sq m) awaits. Built to a high specification for a discerning buyer with attention to detail very obvious throughout the entire house. There is a beautifully fitted Burnhill kitchen with Neff appliances and granite worksurfaces, Duravit and Vado bath and shower rooms, fitted with Hansgrohe and Merlyn sanitaryware and wardrobes supplied by Spacemaker. This is a house designed for technology and modern day living with a fully installed alarm system, CAT 6 data cable which runs throughout, data points available in many rooms, and Sonos Sound System, ceiling speakers and CCTV cameras. The property also benefits from underfloor heating throughout the ground floor.

Ibis House is an extremely spacious 5 bedroom accommodation arranged over 3 floors with 2 master suites incorporating a fitted dressing area and en-suite bath/ shower room, 2 further double bedrooms with ensuite facilities to the first floor and a further double bedroom with en-suite to the second.

The ground floor comprises of an impressive entrance hall, fully fitted kitchen/ breakfast room with double doors opening into the

dining room, a separate utility room, spacious living room with wood burning stove, WC and an additional flexible room ideal for a study, teenage den or play room.

Glazed doors from the main reception rooms provide access onto the paved terrace which adjoins the house at the rear, perfect for entertaining. Lawns extend from the terrace with fenced boundaries on all sides. There is a large private driveway for parking and an integral double garage with electric up and over doors.

Tunbridge Wells Borough - Band G 2018/2019 = £2890

Price: £1295000

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