

Lambert & Foster



39 OATFIELD DRIVE

CRANBROOK | KENT | TN17 3LA

Rare to market is this three bedroom link detached family house set on a larger than average plot, offering fantastic scope for interior updating and extension (STPP), complemented by a south facing rear garden, garage and off road parking for several vehicles, all conveniently located within the town on this highly desirable road. Cranbrook School catchment area. Chain Free.

Guide Price £450,000

FREEHOLD





39 OATFIELD DRIVE

CRANBROOK, KENT, TN17 3LA

39 Oatfield Drive is a three bedroom link detached house, built circa early 1960's with brick and rendered elevations beneath a pitched tiled roof. Now offering fantastic scope for interior updating and extension (STPP).

The generous 1292 sq ft of family accommodation is set over two floors and comprises of; entrance porch, hallway, sitting room with feature bay window, dining room, fitted kitchen, conservatory, utility and cloakroom. To the first floor, three bedrooms (two double and one single), family bathroom and separate w.c.

Outside, a driveway provides parking for several vehicles with garage access (139 sq ft). The enviable front garden is a fantastic size and offers further potential to create more parking if needed. The rear south facing garden is mainly laid to lawn with elevated patio, side access and two timber sheds.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.



- Link detached family house
- Three bedrooms
- Sitting room with bay window
- Dining room
- Conservatory

- Utility & Cloakroom
- Off road parking & garage
- South facing rear garden
- Cranbrook School catchment area
- Chain free

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: bids.notch.dusty

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** X (XX)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



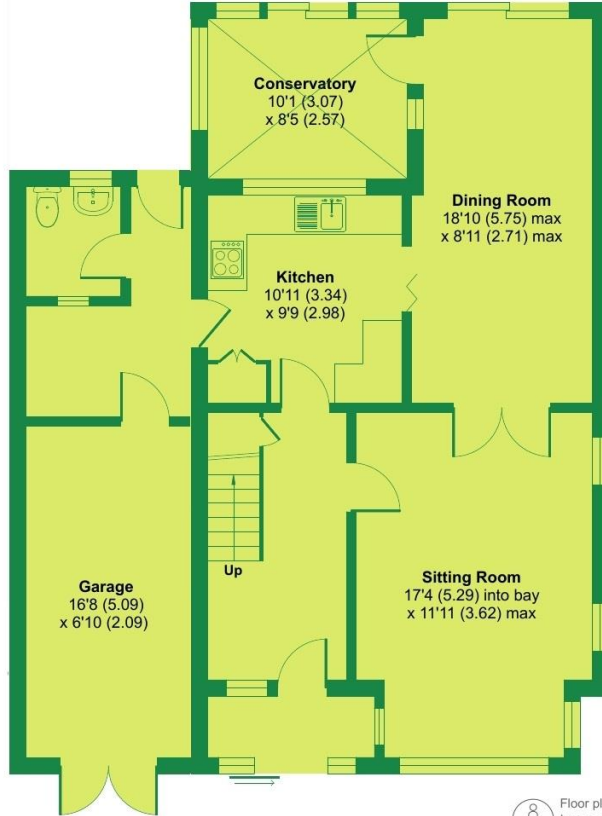
Oatfield Drive, Cranbrook, TN17

Approximate Area = 1292 sq ft / 120 sq m

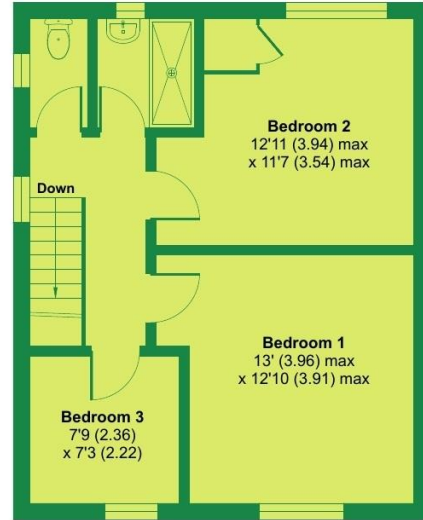
Garage = 139 sq ft / 12.9 sq m

Total = 1431 sq ft / 132.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Lambert and Foster Ltd. REF: 1354066

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