

FRITTENDEN, KENT





MILL LANE, FRITTENDEN, KENT TN17 2DT

A Stunning Unlisted Barn Conversion

Drawing Room * Sitting Room * Study * Kitchen/Dining Room * Utility Room
Cloakroom * Family Bath Room

Master Bedroom with Ensuite * Three Further Double Bedrooms, One Ensuite

Gardens * Terracing * Garage * Studio * Off Road Parking

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Converted in 1985 with later additions in 2000, this stunning barn occupies a rural location on the outskirts of the village of Frittenden.

Presented in immaculate condition, the single storey accommodation consists of a double aspect drawing room with vaulted ceiling and log burning stove, a sitting room with gas stove and doors to the garden, a study, a utility room with cloakroom, a family bathroom and a double aspect kitchen/dining room. The bedrooms consist of a master bedroom with doors to the garden and an ensuite bathroom and three further double bedrooms, one with an ensuite shower room, the other two with wash hand basins.

There are two areas of loft space, one accessed via a staircase and one via a ladder.

Attached to the master bedroom but accessed via the garden is a studio, which could subject to the necessary regulations be included into the living space of the barn.

Outside the barn is approached via a shared private drive. Parking is provided by a double integral garage and driveway. Lawn adjoins the drive with a path leading across the lawn to the front door. A five bar gate provides access to the delightful enclosed gardens to the rear. These are laid predominantly to lawn interspersed with mature flower and shrub beds and a pretty pond. A textured terrace is an ideal location from which to enjoy the gardens and for outside entertaining.

This stunning barn is located within the much sought after Cranbrook School Catchment Area.





The barn is situated on the outskirts of the picturesque village of Frittenden which lies between Cranbrook and Staplehurst with easy access to Staplehurst mainline station with frequent trains to Charing Cross and Cannon Street (approx 55 mins).

The Wealden town of Cranbrook renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. is the nearest town for shopping facilities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities. The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located on the outskirts of the Town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, Angley and Dulwich Prep School.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.





