# 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

Harpers and Hurlingham
The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400 enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com













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.

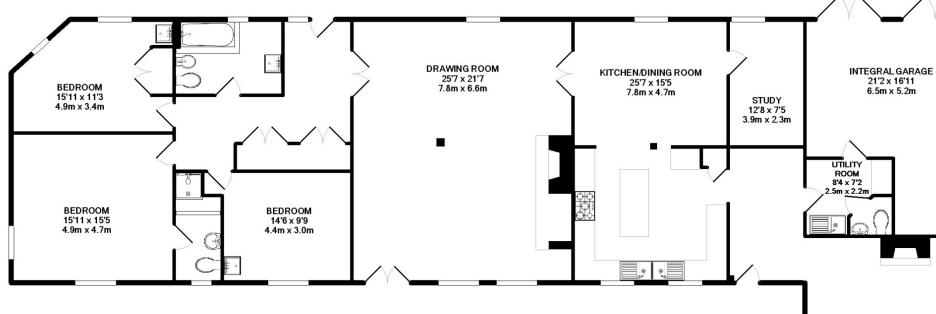
This stunning barn is located within the much sought after Cranbrook School Catchment Area.



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.



### **Energy Performance Certificate**



Wagon Lodge, Mill Lane, Frittenden, CRANBROOK, TN17 2DT

Use this document to:

Hot Water

Compare current ratings of properties to see which properties are more energy efficient
 Find out how you can save energy and money by installing improvement measures

£ 531 over 3 years

Totals £ 8,922

Estimated energy costs of dwelling for 3 years:  Over 3 years you could save			£ 8,922 £ 2,871	
	Current costs	Potential costs	Potential future savings	
Lighting	£ 342 over 3 years	£ 342 over 3 years		
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£ 327 over 3 years

£ 6,051

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by incregeneration.

#### Energy Efficiency Rating



The graph shows the current energy efficiency of your

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient					
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal		
1 Increase loft insulation to 270 mm	£100 - £350	£ 489	<b>②</b>		
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 765	<b>O</b>		
3 High heat retention storage heaters	£3,200 - £4,800	£ 1,410	<b>②</b>		

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit <a href="https://www.direct.gov.uk/savingenergy">www.direct.gov.uk/savingenergy</a> or call 0300 123 1234 (standard national rate). The Green Deal may allow you to

TOTAL APPROX. INTERNAL USEABLE FLOOR AREA (excluding Studio) 2921.3SQ.FT. (271.4SQ.M) (not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropk &2015

Mains electricity and water. Private drainage. LPG for cooking.

Tunbridge Wells Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.











