

FRITTENDEN KENT



CRANBROOK ROAD, FRITTENDEN, KENT TN17 2BP

Spacious Grade II Listed Farmhouse

Entrance Hall * Drawing Room * Sitting Room * Dining Room * TV Room
Kitchen/Breakfast Room * Cloakroom

Master Bedroom * Four Further Double Bedrooms * Two Family Bathrooms
Shower Room

Garden and Grounds Approx. 1.5 Acres * Garaging * Outbuildings

Believed to date from the 15th century with Victorian additions, this spacious Grade II Listed farmhouse is full of character and sits behind a five bar gate with charming views over its own grounds. The farmhouse is conveniently located in the parish of Frittenden between Cranbrook and Staplehurst.

The accommodation consists of an entrance hall leading to a drawing room with bay window and inglenook fireplace, dining room with bay window and inglenook fireplace, sitting room with fireplace, a TV room with door to the garden, kitchen/breakfast room and cloakroom on the ground floor.

On the first floor there is a master bedroom with built in storage, four further double bedrooms, two family bathrooms and a shower room.

Outside a gate opens onto a driveway that leads to the triple garage and outbuildings which are ideal for conversion to ancillary accommodation, subject to the necessary planning permission. Within the outbuildings there is a utility room, boiler room and cloakroom. The garden and grounds of approximately 1.5 acres are laid to lawn interspersed with mature trees and shrubs and an attractive pond.

The property benefits from being located within the much sought after Cranbrook School Catchment Area.

Harpers and Hurlingham

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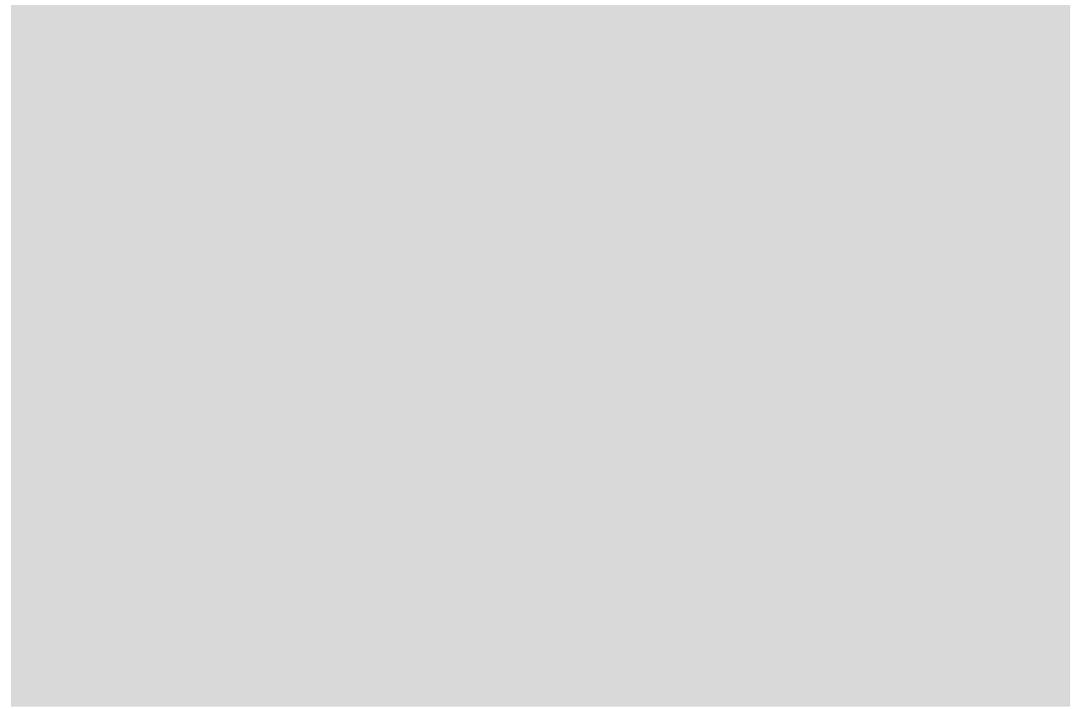


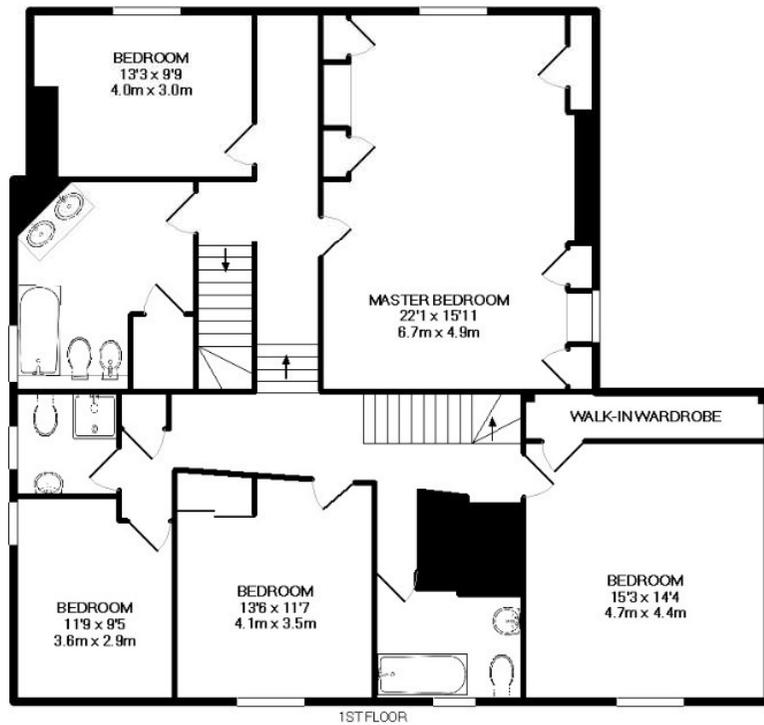
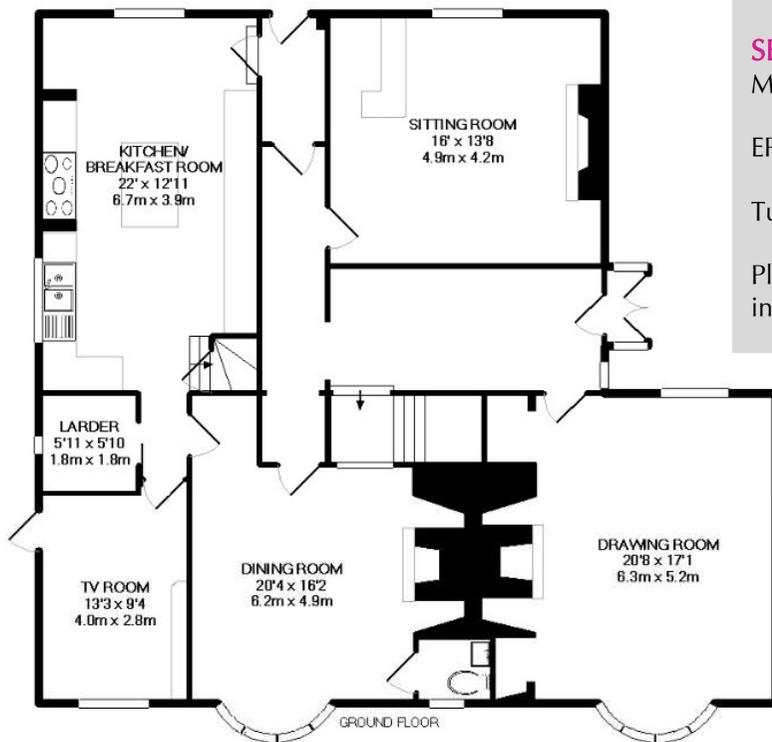
The property is situated in the parish of Frittenden, as mentioned in the Times Newspaper as one of the 50 best rural locations, which lies between Cranbrook and Staplehurst with easy access to Staplehurst mainline station with frequent trains to Charing Cross and Cannon Street (approx 55 mins).

The village boasts a variety of clubs from tennis and cricket clubs to a gardening club, a historical society and youth club. There are also a pre-school and primary school, an award-winning family pub and a much valued village shop.

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, High Weald Academy and Dulwich Prep School.





SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

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.

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA OF HOUSE 2822.3SQ.FT. (262.2SQ.M)
 OUTBUILDINGS 1050.8SQ.FT. (97.6SQ.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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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