



'Our Focus Determines Your Reality'



Sand Lane
Frittenden
Kent
TN17 2AB



Entrance Hall * Sitting Room * Family Room
Kitchen/Dining Room * Utility Room * Cloakroom
Annexe: Sitting Room * Kitchen * Bedroom * Shower Room

Principal Bedroom * Three Further Bedrooms
Family Bath/Shower Room

Enclosed Garden * Off Road Parking



FAMILY HOME WITH SELF-CONTAINED ANNEXE

Located on a rural country lane, in the sought after village of Frittenden, this attractive family home, built by the vendors family in the 1980s, and added to in 2018 offers well-proportioned living space with the flexibility to offer multi-generational living or room for a nanny.

The accommodation consists of an entrance hall, double aspect sitting room with doors to the garden and a fireplace with log burning stove, a family room, double aspect kitchen/dining room, utility room and cloakroom. A further entrance leads to both the kitchen/dining room and to the self-contained annexe which comprises a double aspect sitting/dining room with doors to the garden, a fitted kitchen, double bedroom and shower room.

On the first floor there is a principal bedroom with built-in storage, three further bedrooms, one with a vanity unit, and a family bath/shower room.

Outside a gated driveway provides ample off road parking. A hedge creates a border around the property and a gate opens onto a path to the front door. Both gardens are predominantly laid to lawn whilst the garden to the rear boasts a delightful wildlife haven in the form of a pond and also boasts a number of mature trees.



FRITTENDEN AND CRANBROOK

The picturesque village of Frittenden offers a Pub, Church, Village Store and Primary School and is a short drive to Cranbrook. 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.

SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, and Dulwich Prep School. More details can be obtained by visiting the website www.kent.gov.uk.

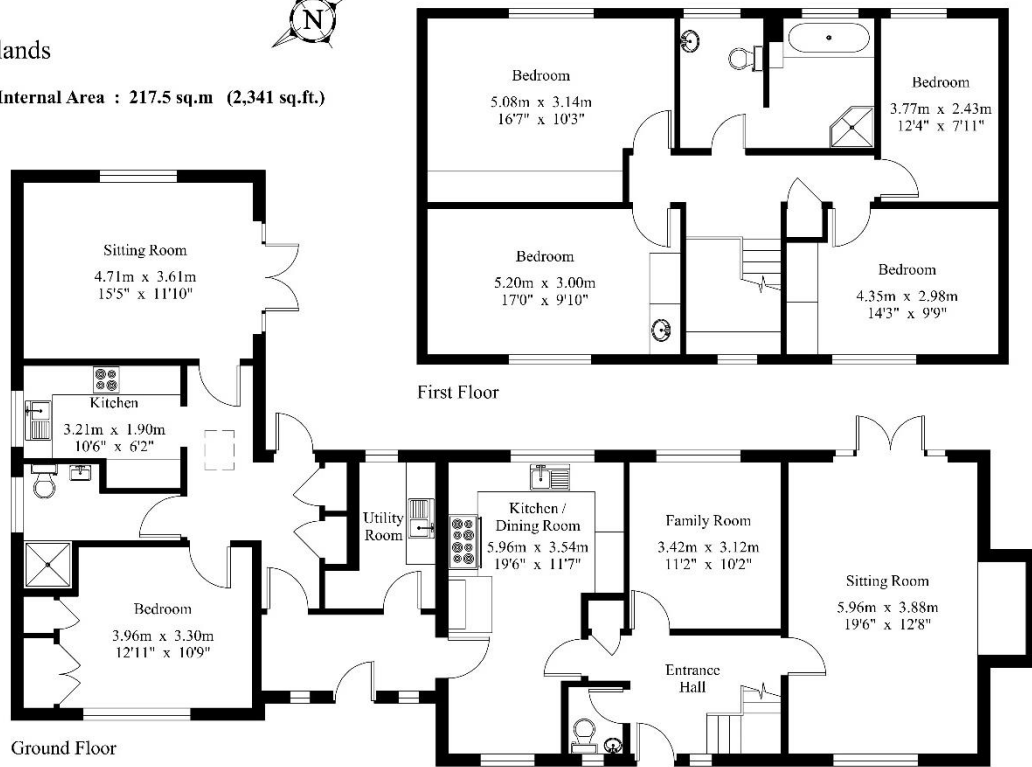
The mainline station at nearby Headcorn offers trains to London.



Newlands



Gross Internal Area : 217.5 sq.m (2,341 sq.ft.)



2 4 6 8 10 Feet For Identification Purposes Only.
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SERVICES

Mains electricity and water. LPG (Calor Gas) central heating. Cess pit drainage. Underfloor heating throughout the annexe.

EPC Rating: E – full details available on request

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.



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