



'Our Focus Determines Your Reality'



The Street
Frittenden
Kent
TN17 2DG



Entrance Hall * Sitting Room * Dining Room * Family Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom
Bath/Shower Room

Principal Bedroom * Three Further Double Bedrooms
Dressing Room * Family Bathroom

Enclosed Garden * Driveway Parking



DETACHED VILLAGE FAMILY HOME

Located in the much sought after village of Frittenden, this well-proportioned detached, family home offers versatile accommodation.

The current configuration consists of an entrance hall, double aspect split-level sitting room with bay window, dining room with steps to a door to the garden, double aspect study with built-in storage, double aspect family room with bay window and doors to outside, which is currently utilised as a storeroom, kitchen/breakfast room, double aspect utility room with door to the garden, cloakroom and bath/shower room.

The family room, with external access, and the ground floor bath/shower room, could be combined, subject to any necessary permissions, to create a self-contained annexe.

On the first floor there is a double aspect principal bedroom with door to a roof terrace, three further double bedrooms, a dressing room and a family bathroom.

Outside there is driveway parking and an enclosed garden to the rear which is laid predominantly to lawn with mature well-stocked borders.



FRITTENDEN AND CRANBROOK

The picturesque village of Frittenden offers a Pub, Church, 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.

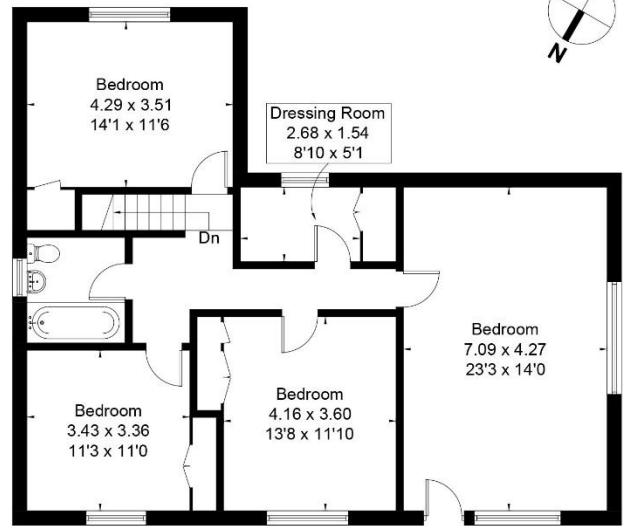
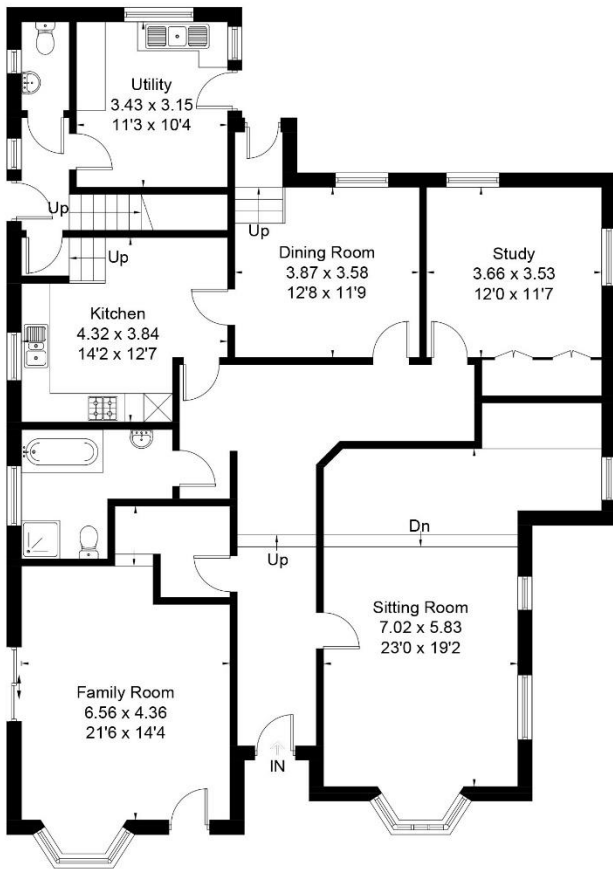
SCHOOLS AND CONNECTIONS

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 stations at nearby Staplehurst and Headcorn offer trains to London.



Approximate Area = 257.8 sq m / 2775 sq ft



First Floor

Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 325822



SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: E – full details available on request.

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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