



'Our Focus Determines Your Reality'



The Street
Frittenden
Kent
TN17 2DG



Entrance Hall * Sitting Room * Dining Room * Family Room
Kitchen/Breakfast Room * Utility Room
Ground Floor Bedroom * Family Bath/Shower Room

Principal Bedroom * Two Further Double Bedrooms
Family Shower Room

Attractive Enclosed Garden * Swimming Pool
Boiler Store * Garage * Driveway Parking



DETACHED VILLAGE FAMILY HOME IN TUCKED AWAY SETTING

In a central location, in the highly sought after village of Frittenden, this attractive, detached property built in the mid-70s offers immaculately presented well-proportioned rooms providing a comfortable family home.

The accommodation consists of an entrance hall, double aspect sitting room with bay window and fireplace with log burning stove, family room, double aspect dining room with doors to the garden, kitchen/breakfast room, utility room with door to the garden, bedroom and family bath/shower room on the ground floor. A boiler store is attached to the property and accessed from outside.

On the first floor there is a double aspect principal bedroom, two further double bedrooms and a family shower room.

The garden to the front of the property is laid predominantly to lawn bordered with mature hedging, well-stocked flower and shrub beds, and a brick wall. The property benefits from two driveways, one leads to the garage and the second brick driveway is accessed directly from The Street. The enclosed garden to the rear is ideal for outside entertaining with extensive terracing adjoining an area of lawn, flower and shrub beds, and a fenced in swimming pool.



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.

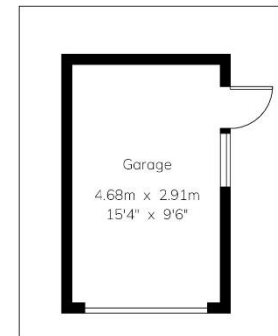
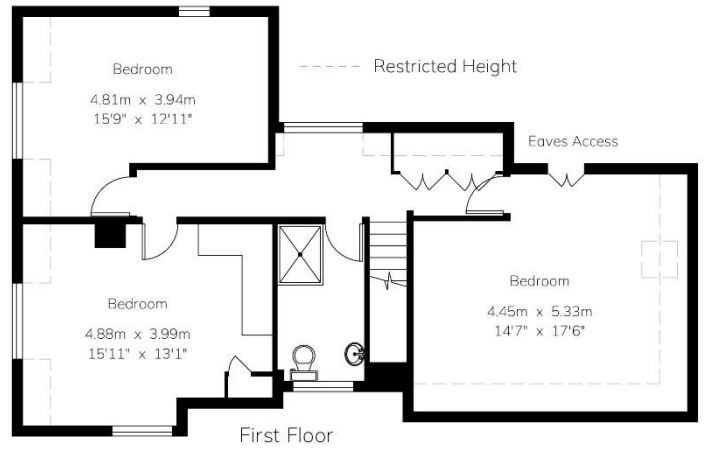
The mainline stations at nearby Staplehurst and Headcorn offer trains to London.



Wilton House

House - Gross Internal Area : 187.4 sq.m (2017 sq.ft.)

Garage - Gross Internal Area : 13.6 sq.m (146 sq.ft.)



SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: D

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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