



'Our Focus Determines Your Reality'





The Street  
Frittenden  
Kent  
TN17 2DG



Reception Hall \* Drawing Room \* Sitting Room \* Dining Room  
Kitchen \* Breakfast/Family Room \* Utility Room \* Cloakroom  
Cellar

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Principal Bedroom with Ensuite  
Five Further Bedrooms, One Ensuite Jack 'n' Jill Shower Room  
Family Shower Room

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Delightful Garden and Grounds Just Under 2 Acres  
Double Garage \* Cart Lodge \* Club Size Tennis Court  
Ample Off Road Parking



## IMPRESSIVE VICTORIAN FAMILY HOME

Believed to date from the 19th Century, this impressive unlisted Victorian rectory is situated in a tucked away position in the much sought after village of Frittenden.

With high ceilings, picture rails, sash windows, window shutters and fireplaces synonymous with the period, the accommodation provides a substantial, stylish family home of approximately 4,200 sq.ft.

The ground floor consists of a reception hall which opens into all the main rooms of the house, the double aspect drawing room with fireplace and bay window with doors out onto the terrace, the sitting room with fireplace, dining room with bay window, kitchen opening into the double aspect breakfast/family room with doors to outside and a hatch opening to the cellar which has two rooms, one with natural light. There is also a utility room and cloakroom.





On the first floor the principal bedroom features a bay window and an ensuite bath and shower room. There is a further double bedroom with fireplace and Jack 'n' Jill shower room, four additional bedrooms and a further family shower room. There is excellent storage throughout and the partially boarded loft space can be accessed via the linen cupboard.

The property has right of access across the shared drive with wrought iron electric gates opening onto an area of off road parking. Parking is also provided by the double garage. There is a cart lodge which provides useful garden storage. The stunning gardens and grounds of just under 2 acres consist of a paved terrace spanning the width of the property with stone steps leading down to an expansive lawn with mature herbaceous borders and manicured hedging and topiary. An arbour adorned with clematis, climbing roses, wisteria and a vine and ancient olive tree add to the Mediterranean feel of the garden.

From Mill Lane there is separate access to an area of paddock and the club size hard tennis court which is bordered on two sides with mature hedging.



## 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, High Weald Academy and Dulwich Prep School. More details can be obtained by visiting the website [www.kent.gov.uk](http://www.kent.gov.uk).

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















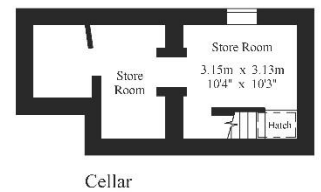
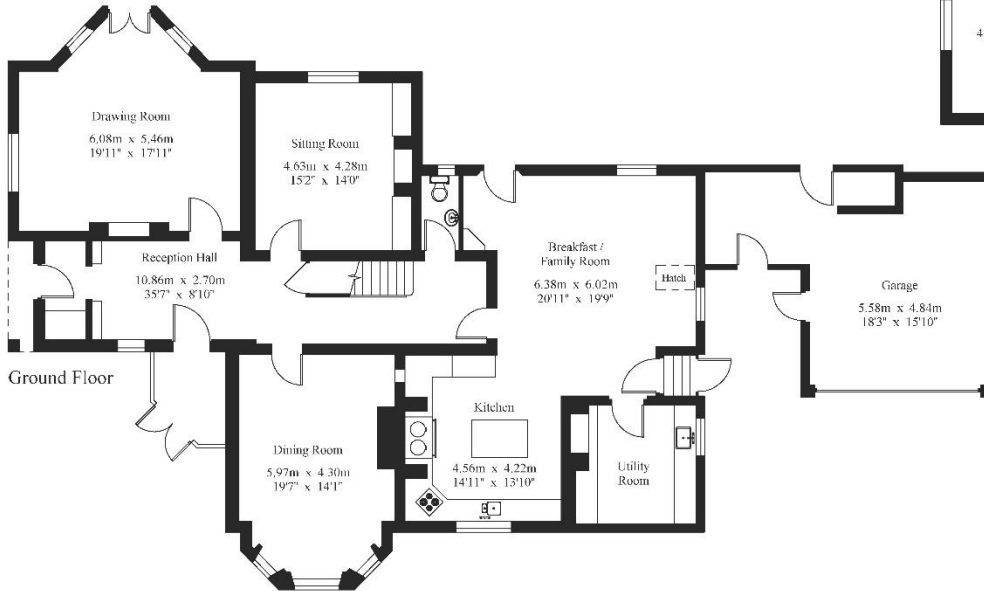
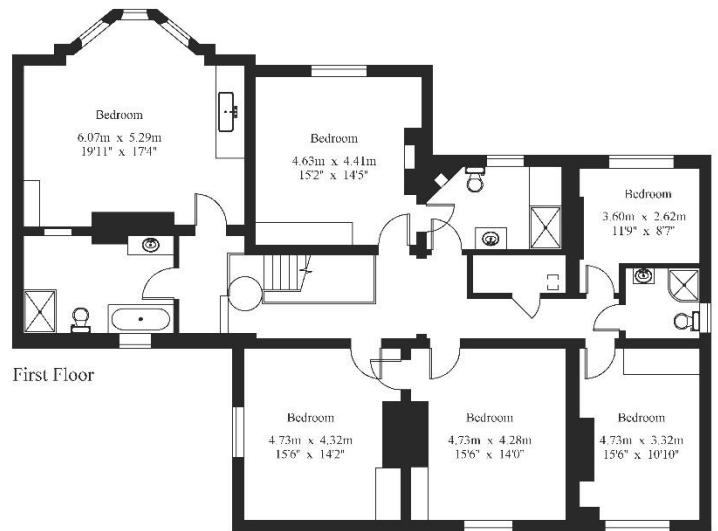






## The Old Rectory

House - Gross Internal Area : 392.4 sq.m (4,223 sq.ft.)  
Garage - Gross Internal Area : 27.5 sq.m (296 sq.ft.)



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## SERVICES

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

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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