



'Our Focus Determines Your Reality'



Green Lane
Frittenden
Kent
TN17 2EG



Entrance Hall * Sitting Room * Dining Room * Snug * Study
Kitchen/Breakfast Room * Boot Room * Utility Room * Shower Room

Principal Bedroom with Dressing Room * Four Further Bedrooms
Family Bath/Shower Room

Enclosed Garden * Garaging * Electric Gates
Workshop/Tractor Store with Conversion Potential



STUNNING GRADE II LISTED FAMILY HOME

Believed to date from the 1500s with later additions, this stunning Grade II Listed family home occupies a private country lane location in the sought after village of Frittenden and is on the market for the first time in 20 years.

Originally built as a Wealden Hall house, it is presented in immaculate order, and is full of character features ranging from inglenook fireplaces to a red brick floor and exposed beams. The accommodation consists of an entrance hall which opens into a light, airy kitchen/breakfast room with a vaulted ceiling, with doors to the garden and the reinstated medieval hall's mullioned window. The other side of the entrance hall leads to a utility room, boot room and ground floor shower room. There is also existing permission for a conservatory off the kitchen.

In the original part of the house, a red brick floor incorporating oil fired underfloor heating, inglenook fireplace with log burning stove and exposed beams are features of the sitting room whilst the dining room also features exposed beams and inglenook fireplace. Additionally, on the ground floor is a snug with extensive cupboards and bookshelves and there is also a separate study.





Ascending to the first floor, there is a modern family bath/shower room. The principal bedroom features exposed beams, fireplace and an ensuite dressing room with extensive wardrobe storage. An inner landing featuring the medieval hall window overlooking the kitchen, leads to two further double bedrooms, each with a dressing/sitting area.

Separate staircases lead from the first floor to the two second floor double bedrooms with scope for further updating. The unconverted attic space between these bedrooms has services in place for additional use, subject to the necessary permissions.

Outside, electric gates open onto an expansive gravel drive providing ample off-road parking and leads to the oak framed garage, carport and log store.

The grounds of approximately 0.5 acre wrap around the property. The garden is laid predominantly to lawn interspersed throughout with mature trees, hedges, flower and shrub beds. There is a paved terrace with pergola and downlighting, ideal for outside entertaining. To the rear of the garden is the detached workshop/tractor store with planning permission for conversion to a one-bedroom annexe.



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 station at nearby Headcorn offers trains to London in under an hour.

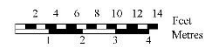
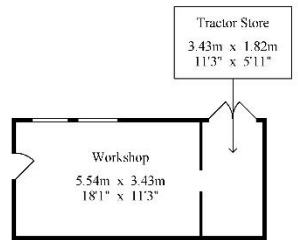
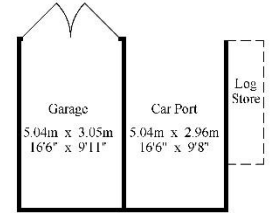
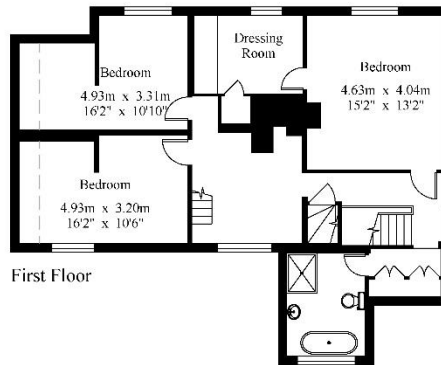
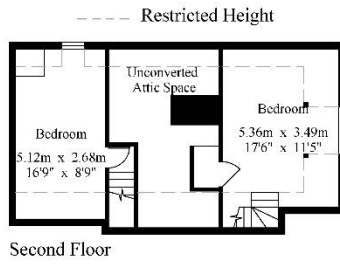
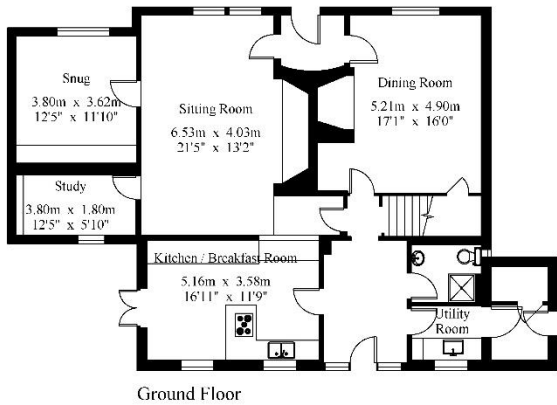






Old Hungerden

House - Gross Internal Area : 278.9 sq.m (3002 sq.ft.)
 Outbuildings - Gross Internal Area : 60.4 sq.m (650 sq.ft.)



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SERVICES

Mains electricity and water. Oil fired central heating including UFH to sitting room and electric UFH to bathroom and shower rooms. Mantair Private Sewerage Treatment Plant. Full fibre broadband is connected, with speeds up to 900 Mbps available.

EPC Rating: n/a

Private road has shared access. There are no fixed costs or management company involved. Costs would be shared as detailed in the Deeds. No costs incurred under current tenure.

Tunbridge Wells Borough Council - Council Tax Band F

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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