



'Our Focus Determines Your Reality'



The Street  
Frittenden  
Kent  
TN17 2DD



Entrance Hall \* Sitting Room \* Dining Room  
Kitchen/Breakfast Room \* Study/Bedroom \* Shower Room

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Principal Bedroom \* Two Further Double Bedrooms  
Family Bath/Shower Room

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Delightful Gardens \* Stone Built Barn  
Garage \* Off Road Parking



## CHARMING GRADE II LISTED STONE-BUILT COTTAGE

Thought to date from 1846 and probably designed by R.C. Hussey, this charming, detached Grade II Listed cottage is constructed of Bethersden Marble with Caen Stone dressings. Situated in the sought after village of Frittenden, the cottage is presented in immaculate order throughout with exposed stone used to enhance an already character filled home.

The accommodation consists of an entrance hall, double aspect sitting room with exposed stone wall, doors opening to garden and a fireplace with log burning stove, a dining room again featuring an exposed stone wall and a fireplace with log burning stove, an study/bedroom, double aspect kitchen/breakfast room with door to the outside and a shower room on the ground floor.

On the first floor there is a double aspect principal bedroom once again exhibiting the exposed stone wall and a fireplace with log burning stove, there are two further double bedrooms each with fireplaces, and finally there is a family bath/shower room.

Outside, a drive leads to the stone-built garage and is bordered by a delightful garden with lawn, mature planting and a stone path leading to a gate to the enclosed garden to the rear. The theme of the lawn, mature planting and stone path continue with the added bonus of a stone-built barn.



## FRITTENDEN AND CRANBROOK

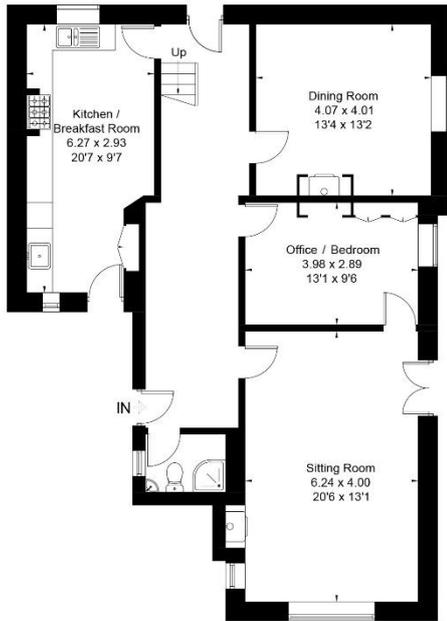
The picturesque village of Frittenden offers a Pub, Church, Village Store and Primary School and is a short drive to Cranbrook. The Wealden town of Cranbrook renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. is the nearest town for shopping facilities. Dominating the town is 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](http://www.kent.gov.uk).

The mainline station at nearby Headcorn offers trains to London.





Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 318749



## SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG for cooking.

Tunbridge Wells Borough Council - Council Tax Band G

EPC: n/a

A Deed of Easement exists regarding the registered land.

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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