



‘Our Focus Determines Your Reality’



The Street  
Frittenden  
Kent  
TN17 2DG



Sitting Room \* Kitchen/Dining/Family Room \* Conservatory  
Cloakroom

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Principal Bedroom with Ensuite \* Two Further Bedrooms  
Family Bathroom

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Enclosed Garden \* Terrace \* Off Road Parking





## ATTRACTIVE VILLAGE COTTAGE

Occupying a prominent position within the sought after village of Frittenden, this attractive, character, cottage provides comfortable family accommodation having been recently renovated throughout and finished to a high specification.

The accommodation consists of a double aspect sitting room with bay window, open-plan kitchen/dining/family room opening into a conservatory with doors terrace and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, two further bedrooms and a family bathroom.

A door in the façade opens onto an alley leading to the enclosed garden to the rear which is laid to lawn with a terrace. An off-road parking space is provided to the left of the cottage, on the forecourt.



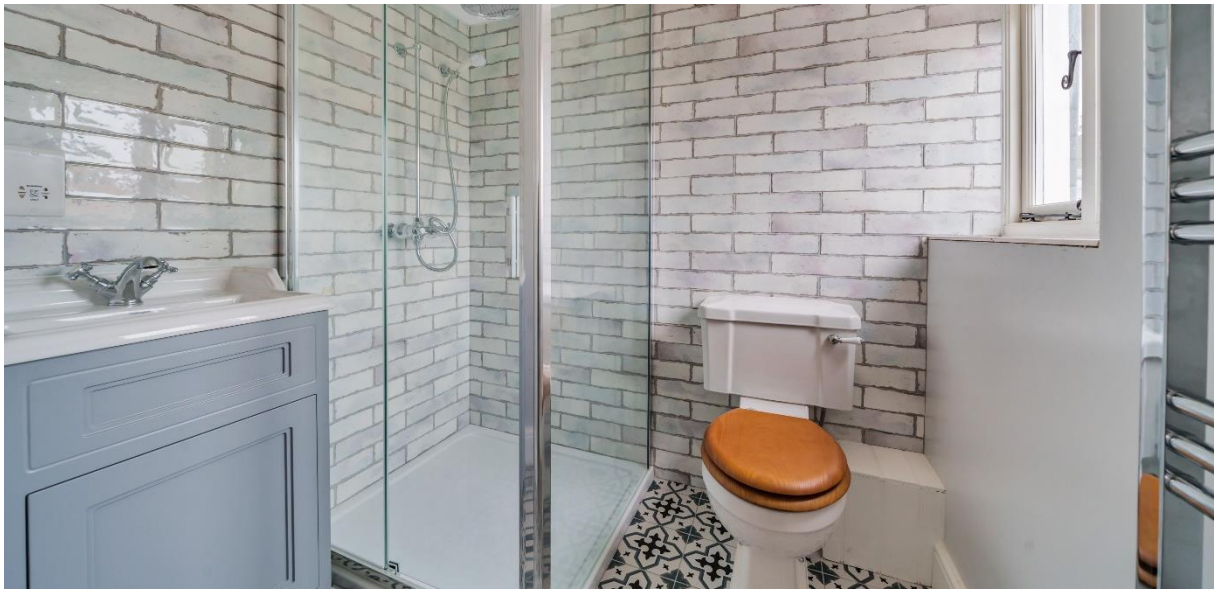
## FRITTENDEN AND CRANBROOK

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.

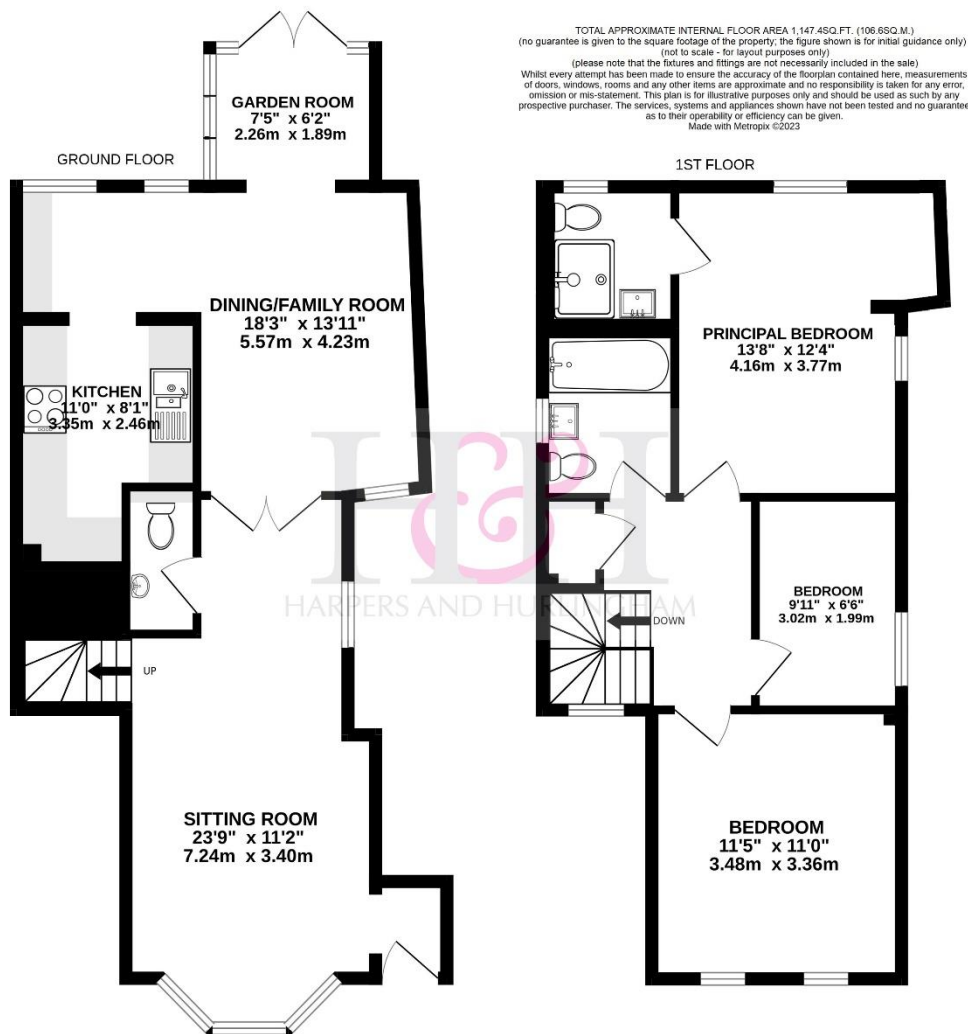
## SCHOOLS AND CONNECTIONS

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.







## SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band tbc

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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