



'Our Focus Determines Your Reality'



Pound Hill
Frittenden
Kent
TN17 2EN



Sitting Room * Family Room * Study
Kitchen/Dining Room * Utility Room

Principal Bedroom * Four Further Double Bedrooms
Family Bathroom * Family Shower Room

Grounds Approximately 0.3 Acres * Summerhouse
Double Garage * Driveway Parking



CHARMING 18TH CENTURY FAMILY HOME

Occupying a country lane position in the much sought after village of Frittenden, this charming family home dates from the 1790s with later additions. Sitting in approximately 0.3 acres the property is full of character from the brick and tile facade to the picture rails and leaded light windows and provides a comfortable home seamlessly combining old and new.

The three storey accommodation consists of a double aspect sitting room with exposed brick fireplace and door to outside, a double aspect family room with fireplace and log burning stove, a double aspect study with door to outside, a dining room with herringbone wooden floor opens into the kitchen with access to outside, a utility room completes the ground floor.

On the first floor there is a double aspect principal bedroom with built-in storage, two further double bedrooms, one double aspect, a family bathroom and a family shower room. Two separate staircases lead to the second floor bedrooms.

The delightful enclosed garden is bordered with mature hedging and closed slat wooden fencing. There are areas of lawn and terracing with established flower and shrub beds, and a variety of trees. There is also a vegetable garden with greenhouse and fruit cage. A double garage and driveway provide ample off road parking.

A short drive to the mainline stations at Headcorn and Staplehurst the cottage is also within the catchment area for the renowned Cranbrook School.



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, St Ronans, and Dulwich School. More details can be obtained by visiting the website www.kent.gov.uk.

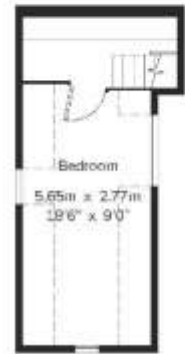
The mainline stations at nearby Staplehurst and Headcorn offer trains to London.





Rose Cottage

Gross Internal Area : 208.3 sq.m (2,242 sq.ft.)



Second Floor

----- Restricted Height



For Identification Purposes Only.

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SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: E

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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