



'Our Focus Determines Your Reality'







Sand Lane  
Frittenden  
Kent  
TN17 2BA



Entrance Hall \* Open-Plan Sitting/Dining Room  
Family Room \* Kitchen/Breakfast Room \* Utility Room \* Cloakroom  
Three Ground Floor Double Bedrooms \* Bathroom

---

Vaulted Gallery \* Double Bedroom with Ensuite

---

Detached Annexe – Sitting/Dining Room \* Kitchen \* Double Bedroom  
Two Shower Rooms  
Enclosed Grounds Just Under 1 Acre \* Off Road Parking





## DETACHED GRADE II LISTED BARN CONVERSION WITH SELF-CONTAINED ANNEXE

Exposed beams, a stunning fireplace and a spacious and flexible open plan living area are amongst the features displayed in this charming, detached Grade II Listed barn.

Enjoying a rural location, the accommodation consists of an open plan sitting/dining room with fireplace and log burner, a vaulted gallery, a family room with doors to the terrace, and leading to the fitted kitchen/breakfast room with utility room, cloakroom, three double ground floor bedrooms and a family bathroom.

The first floor is host to a further double bedroom with ensuite bathroom.

Approached via a gravel driveway the barn enjoys ample off-road parking, and the annexe has its own entrance and driveway. The grounds are divided into six garden areas: a front lawn with two spring flowering cherry trees; a rear garden with flower beds, croquet lawn and shrubbery; an orchard; a vegetable garden; a meadow; and a wildlife area with ponds fringed with willows and other native trees.

The detached annexe comprising an entrance hall, sitting/dining room with double doors to the garden, a double bedroom and two shower rooms.

The barn is located on the outskirts of Frittenden within the Cranbrook School Catchment Area.





## 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

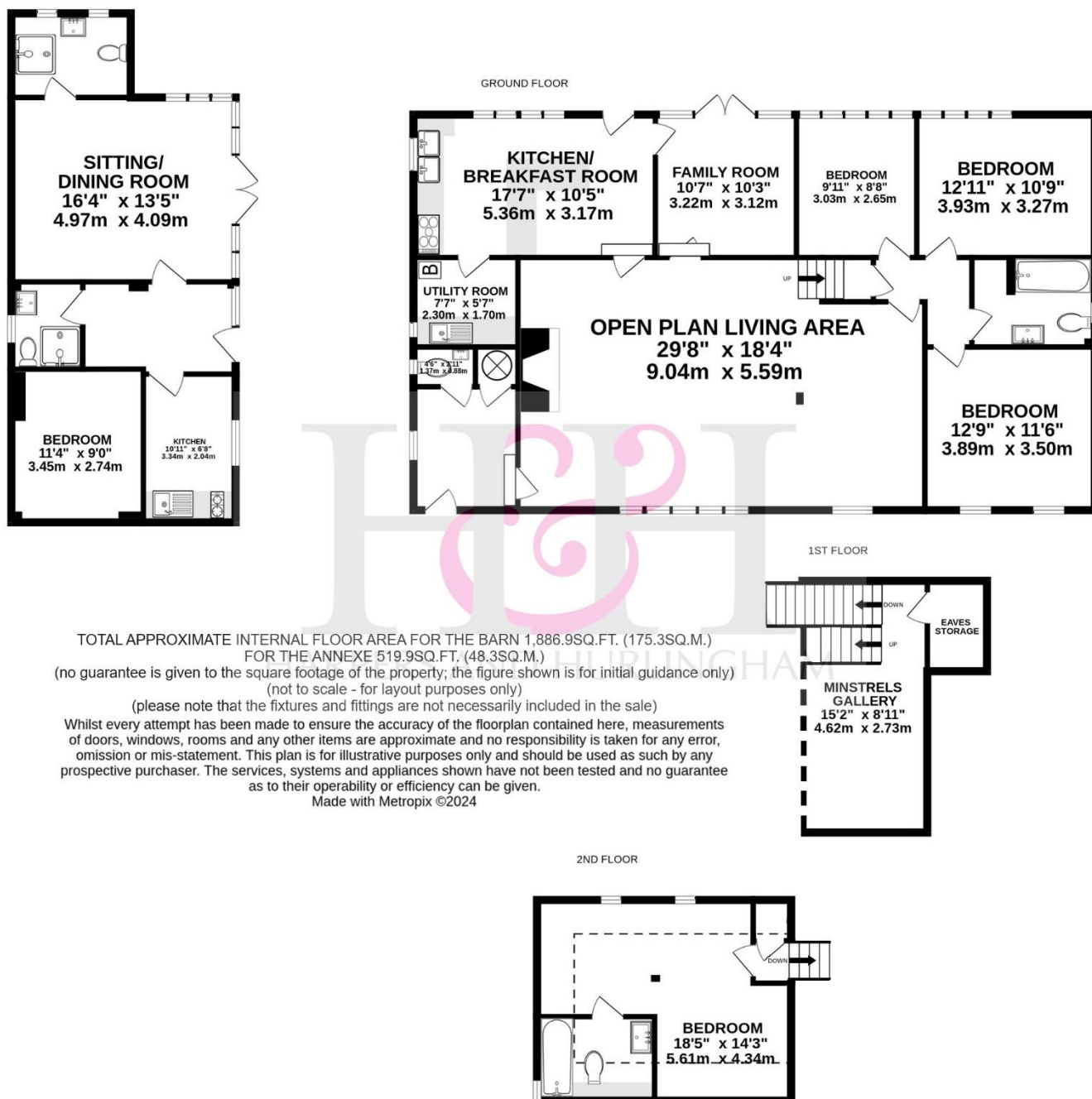
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other schools, namely Bethany, Benenden School, St Ronans, and Dulwich School and Sutton Valence. More details can be obtained by visiting the website [www.kent.gov.uk](http://www.kent.gov.uk).

The mainline stations at nearby Staplehurst and Headcorn offers trains to London Bridge, Charing Cross and Cannon Street.









## SERVICES

Mains electricity and water. LPG central heating. P6 Titan Treatment Plant.

Tunbridge Wells Borough Council - Council Tax Band G - Barn

A – Annexe (but exempt since 2013)

EPC Rating: n/a

Covenants exist between the Barn and the Farmhouse relating to the boundary - 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.



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)