



'Our Focus Determines Your Reality'



Biddenden Road
Frittenden
Kent
TN17 2BE



Entrance Hall * Drawing Room * Sitting Room * Study * Conservatory
Kitchen/Breakfast Room * Utility/Cloakroom

Principal Bedroom with Ensuite
Three Further Bedrooms * Attic/Bedroom
Family Bathroom * Family Shower Room

Garden and Grounds approximately 1.4 Acres
Outbuildings



DELIGHTFUL PERIOD COTTAGE WITH VIEWS

Situated on the outskirts of the much sought after village of Frittenden, in an idyllic rural location, this deceptively spacious cottage offers light and airy family accommodation. The cottage is set in approximately 1.4 acres of delightful mature gardens and paddock.

The accommodation, over three floors, consists of an entrance hall, a drawing room with fireplace, a sitting room with log burning stove, a double aspect study, a conservatory, light filled kitchen/ breakfast room featuring a roof lantern and a utility/cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite bathroom, two further double bedrooms, a family bathroom and a family shower room. A staircase leads to an additional bedroom and attic/bedroom on the second floor.

Outside there is ample off road parking and the cottage is surrounded on two sides by mature well-stocked garden and an established pond. In addition there is a paddock and wooded area. Within the grounds there are outbuildings one of which has been used as a home office.

The cottage is conveniently located for the mainline stations at both Staplehurst and Headcorn.



FRITTENDEN AND CRANBROOK

The picturesque village of Frittenden offers a Pub, Church and Primary School and is a short drive to Cranbrook.

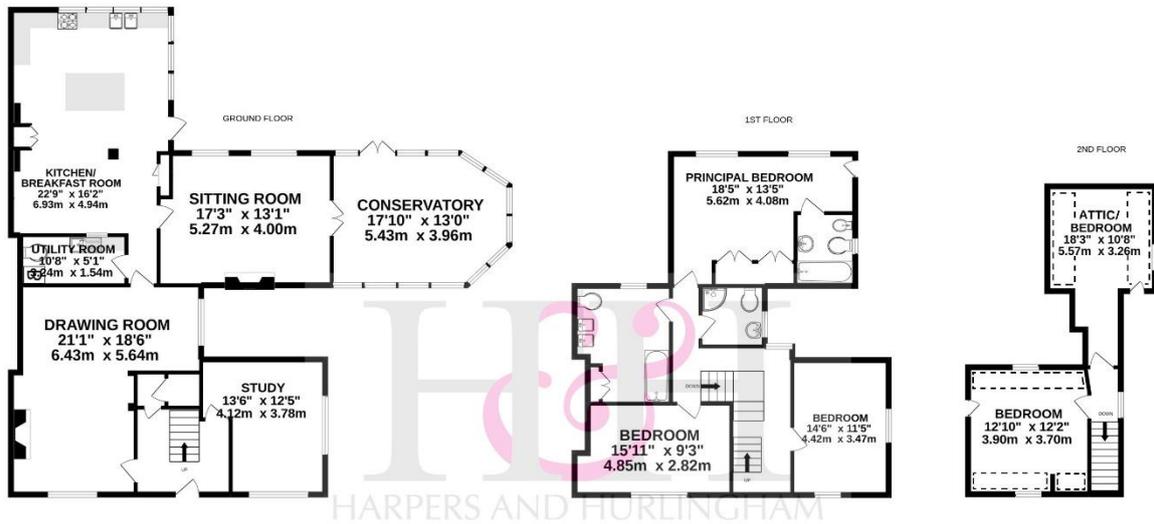
The Wealden town of Cranbrook renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. is the nearest town for shopping facilities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

SCHOOLS AND CONNECTIONS

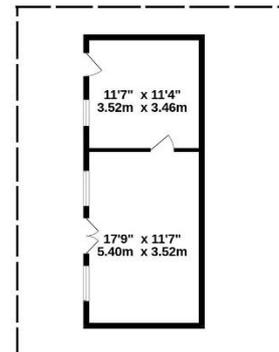
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School. More details can be obtained by visiting the website www.kent.gov.uk.

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





TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (excluding Outbuilding) 2,498.35SQ.FT. (232.15Q.M.)
 TOTAL APPROXIMATE FLOOR AREA OUTBUILDING 336.95SQ.FT. (31.35Q.M.)
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains electricity and water. Oil fired central heating. LPG for cooking. Private cess pit drainage - outside conservatory

EPC Rating: F – full details available on request

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.



OLD FARM COTTAGE, TN17 2BE

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