



'Our Focus Determines Your Reality'



Headcorn Road
Frittenden
Kent
TN17 2EH



Sitting Room * Kitchen/Dining/Family Room
Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bath and Shower Room

Enclosed Garden with Terrace * Home Office
Double Garage * Extensive Off Road Parking



ATTRACTIVE COTTAGE IN RURAL SETTING

Built in the 1890s with later additions, this attractive cottage occupies a rural setting on the outskirts of the sought after village of Frittenden.

The light filled accommodation exhibits a number of period features and consists of a double aspect sitting room with doors to the terrace and a fireplace with log burning stove, a double aspect kitchen/dining/family room with door to the terrace and a fireplace with log burning stove and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and built-in storage, three further bedrooms, all with storage and a family bath and shower room.

Planning permission exists for a loft conversion including dormer to the rear of the property, to create a principal bedroom, ensuite bathroom and dressing room to take advantage of the full space in the attic, TWBC 21/01307/FULL.

Outside the gated driveway provides ample off road parking and leads to the double garage. The enclosed garden to the rear is laid predominantly to lawn with a dedicated play area, a paved terrace and a home office with power, water and internet.



FRITTENDEN AND HEADCORN

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

Headcorn offers a variety of shops including a small supermarket and other everyday amenities such as banking, sporting and recreational facilities and a modern medical centre.

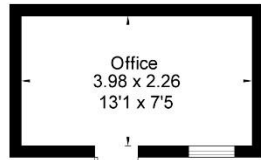
SCHOOLS AND CONNECTIONS

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.

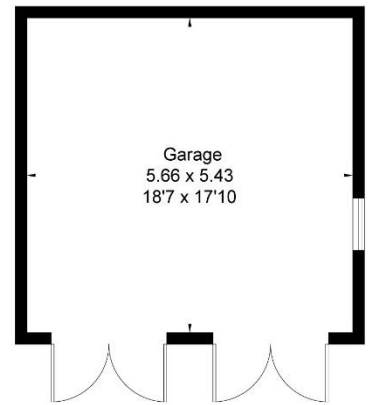
The mainline stations at nearby Headcorn and Staplehurst offer trains to London.



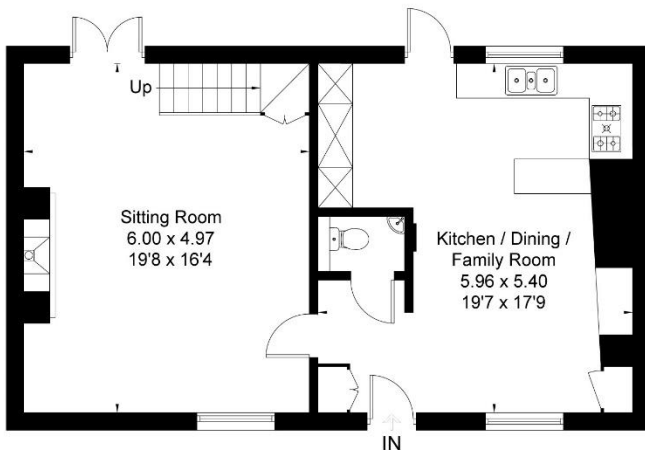
Approximate Area = 127.9 sq m / 1377 sq ft
 Garage / Outbuilding = 39.8 sq m / 428 sq ft
 Total = 167.7 sq m / 1805 sq ft
 Including Limited Use Area (0.3 sq m / 3 sq ft)



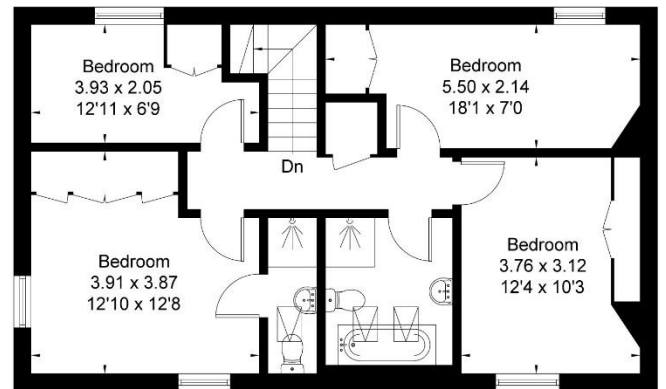
(Not Shown In Actual
 Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 297382

SERVICES

Mains electricity and water. Oil fired central heating. Shared drainage, Klargestor located in neighbours garden, costs shared 50/50.

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.



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