



'Our Focus Determines Your Reality'



The Street
Frittenden
Kent
TN17 2DG



Kitchen/Dining/Family Room * Sitting Room with Mezzanine
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Two Further Double Bedrooms
Family Shower Room

Enclosed Garden * Terrace * Off Road Parking



CONTEMPORARY VILLAGE PROPERTY

Once the village garage, this stunning property has been converted and extended and occupies a prominent position within the much sought after village of Frittenden. Incorporating features such as the original garage doors and fuel pumps, this single storey property fuses character with the convenience of modern living.

Finished to a high specification, the open-plan accommodation consists of a vaulted kitchen/dining/family room filled with light, with doors opening onto the courtyard, steps down to a triple aspect vaulted sitting room with doors opening onto the terrace and a mezzanine level ideal for use as study, a utility room and cloakroom. The vaulted ceiling theme is continued through into the bedrooms. The principal bedroom and ensuite shower room feature the rounded rectangular windows in the original garage door; there are two further double bedrooms and a family shower room.

A door in the façade opens onto an alley leading to the enclosed garden to the rear which is laid to lawn with an elevated terrace and attractive magnolia, whilst the courtyard is laid with Staffordshire pink stone chips. Off-road parking is aptly provided on the forecourt.

The property benefits from a 10 Year Build Zone Warranty.



FRITTENDEN AND CRANBROOK

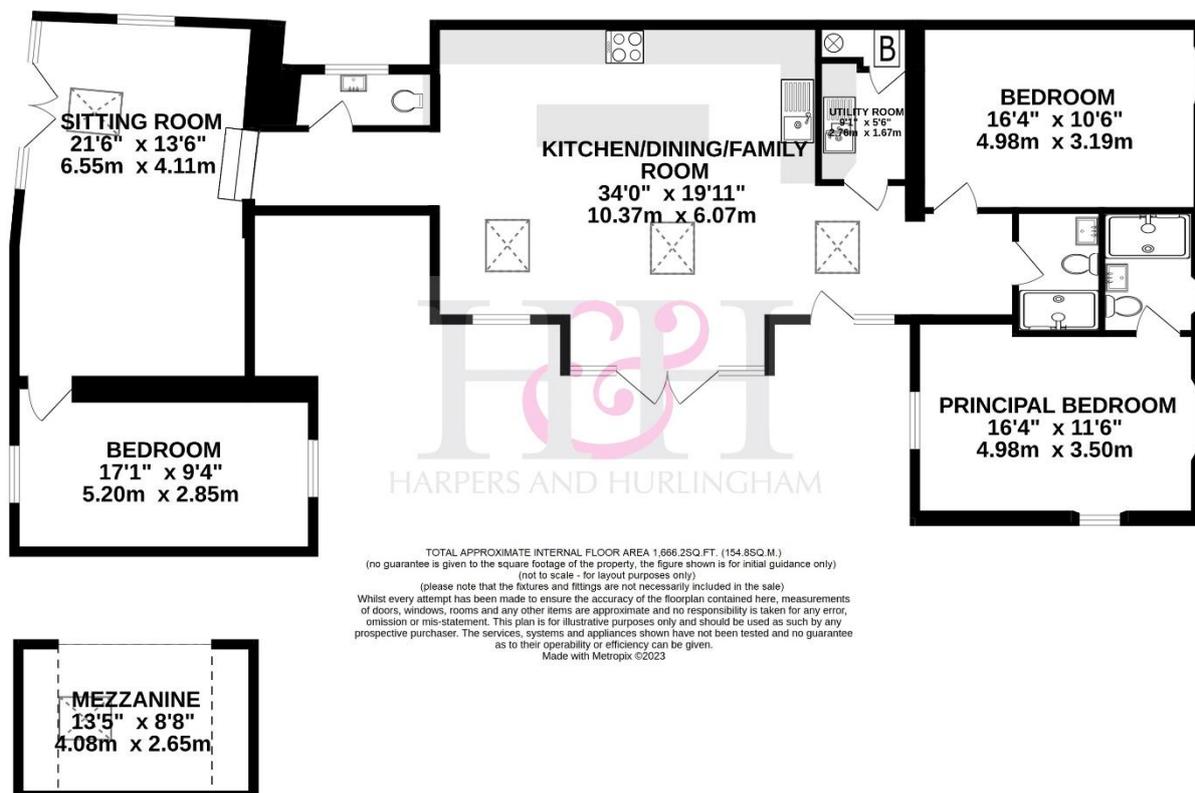
The picturesque village of Frittenden offers a Pub, Church, and Primary School and is a short drive to Cranbrook. The Wealden town of Cranbrook renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. is the nearest town for shopping facilities. Dominating the town is the stone church 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, and Dulwich Prep School. More details can be obtained by visiting the website 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: C

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
www.harpersandhurlingham.com