



'Our Focus Determines Your Reality'



The Street
Frittenden
Kent
TN17 2DG



Entrance Hall * Sitting Room * Dining Room * Family Room
Kitchen/Breakfast Room * Utility Room * Shower Room

Principal Bedroom Suite * Three Further Double Bedrooms
Family Bathroom * W.C.

Garden and Grounds Approx. 0.35 Acres * Summerhouse
Outbuildings * Garage * Driveway Parking



DETACHED VILLAGE FAMILY HOME IN TUCKED AWAY SETTING

Built in the 1960s, this spacious, detached family home occupies a tucked away position in the centre of the highly sought after village of Frittenden. Presented in immaculate order throughout and offering well-proportioned rooms, the property is complemented by approximately 0.35 acres of delightful garden and grounds together with a Summerhouse.

The accommodation consists of an entrance hall, triple aspect sitting room has a fireplace with inset wood burner, plantation shutters and doors to the garden, a dining room, also with plantation shutters, family room, kitchen/breakfast room with door to outside and utility area, and a shower room on the ground floor.

On the first floor there is a principal bedroom suite comprising a double bedroom, bathroom and dressing room, there are also three further double bedrooms, a family bathroom and a separate w.c.

The driveway leading to the garage and providing ample off-road parking is bordered with mature, well-stocked flower and shrub beds. The enclosed garden to the rear is laid predominantly to lawn with well-established flower and shrub beds, hedging and trees, a paved terrace adjoining the property and a further area of terrace, sheltered by pergola. Also within the garden is a charming Summerhouse, a potting shed and garden store.





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.

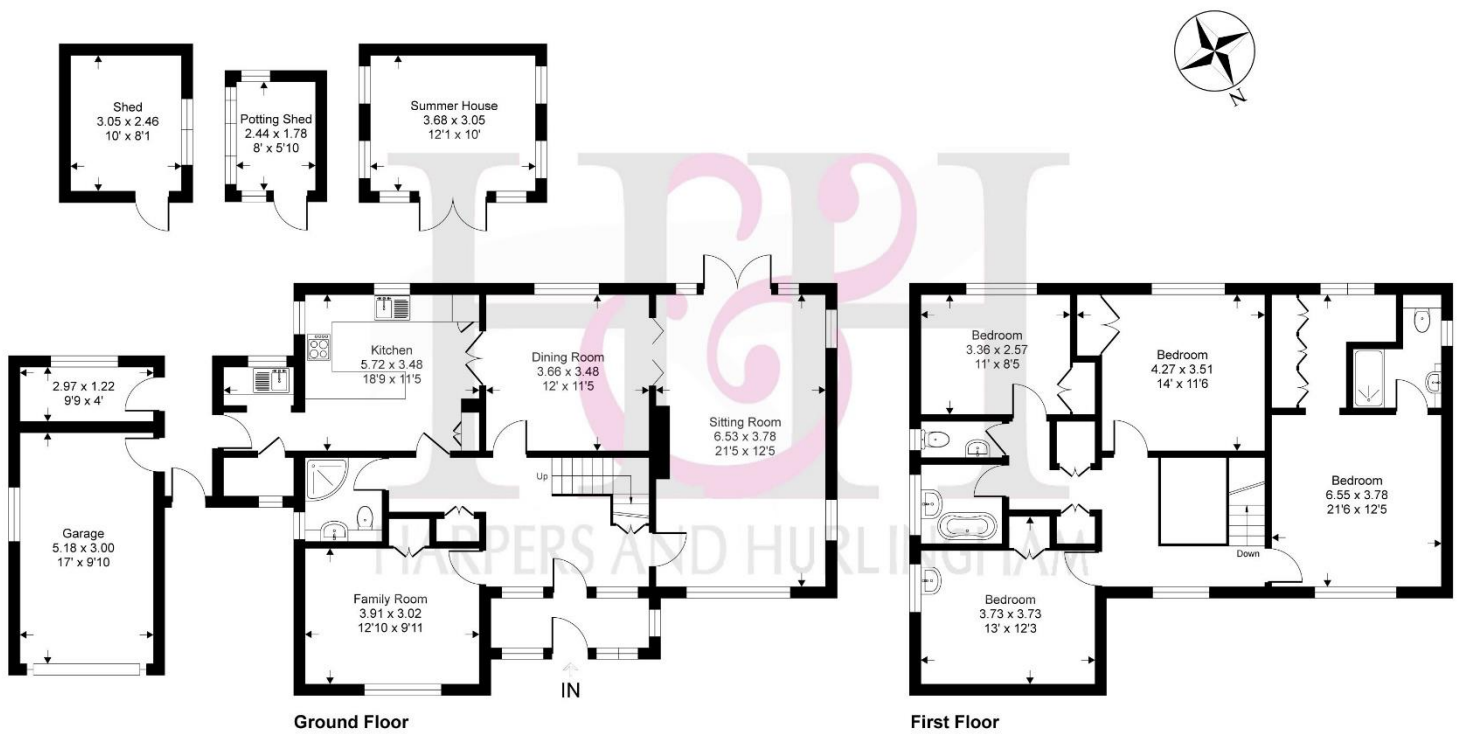
SCHOOLS AND CONNECTIONS

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 Prep 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.

Glebe House, TN17

Approximate Gross Internal Area = 180.6 sq m / 1945 sq ft
Approximate Garage Internal Area = 15.5 sq m / 167 sq ft
Approximate Outbuildings Internal Area = 26.9 sq m / 290 sq ft
Approximate Total Internal Area = 223 sq m / 2402 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

Mains electricity, gas and water. Oil fired central heating. Underfloor heating in the kitchen and ensuite.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D.

Shared access.

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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