

**RADFORDS**  
ESTATE AGENTS

*Country Homes*



**3 THRIFT COTTAGES  
CRANBROOK RD  
FRITTENDEN  
TN17 2BS**

**OIRO £385,000 FREEHOLD**



The Estate Office, Crampton House  
High Street, Staplehurst  
Kent, TN12 0AU

enquiries@radfordsestates.co.uk  
www.radfordsestates.co.uk  
01580 893152

# 3 THRIFT COTTAGES, CRANBROOK RD, FRITTENDEN, TN17 2BS

**A BEAUTIFULLY PRESENTED SEMI-DETACHED COTTAGE DATING BACK TO 1840 WITH INNER HALLWAY, SITTING ROOM, DINING ROOM, RE-KITCHEN, UTILITY AREA, THREE BEDROOMS, BATHROOM, SHOWER ROOM, BEAUTIFULLY MAINTAINED FRONT GARDEN, GARAGE AND CARPORT, AMPLE PARKING FOR SEVERAL CARS, CRANBROOK SCHOOL CATCHMENT AREA,**

## VIEWINGS

Strictly by appointment with the Agent as above.

## DIRECTIONS

Situated on the A229, proceeding from the Cranbrook direction, on entering the hamlet of Knoxbridge, the cottage will be found on the left-hand side a short way after the turning into Bumbles Farm Shop.

## DESCRIPTION

Traditional period cottage believed to date back to around 1840, offering spacious and well-presented family living accommodation throughout. Internal inspection is recommended to appreciate what is on offer. The garden to the front is a lovely feature to the cottage and the views from the bedroom window over the open farmland is a further feature. Full gas fired central heating and replacement double glazing save one original circular window complements the overall finish inside. An internal inspection is highly recommended

Knoxbridge is a small hamlet situated between Cranbrook and Staplehurst. The Wealden town of Cranbrook offers excellent shopping facilities, as does Staplehurst. Both have supermarkets. There is a mainline station in Staplehurst with fast and frequent trains serving London and the coast.



**RADFORDS**  
ESTATE AGENTS



# 3 THRIFT COTTAGES, CRANBROOK RD, FRITTENDEN, TN17 2BS

The accommodation with approximate dimensions comprises:

## **INNER HALLWAY**

Tiled flooring, panelled radiator and spotlights

## **SITTING ROOM**

Double aspect with windows to front and side, fitted carpeting, panelled radiator. A feature of this room is the Victorian Ducks Nest fireplace with adjoining shelving.

## **DINING ROOM**

With original front door to front. Wood laminate flooring, panelled radiator, feature brick open fireplace housing woodburning stove, fitted shelving, useful understairs cupboard with shelving.

## **KITCHEN**

Two windows to front, fitted out with a range of base and eye level units finished in cream with inset butler style sink and oak effect worktop surfaces. Integrated fridge freezer, new Bosch electric oven, gas hob with extractor hob, tiled splashbacks and tiled flooring.

## **UTILITY AREA**

Fitted out with worktop area and a single drainer sink unit. Space and plumbing for automatic washing machine. Access to garage with up and over door, light and power and electric car charger point.

## **BATHROOM**

Tiled flooring and walls, Velux window with panelled bath with handheld shower attachment, low-level WC suite, hand wash basin, shaver light and panelled radiator.

## **SEPARATE SHOWER ROOM**

With hand wash basin, low level WC suite, shower cubicle with fitted shower, Velux window, shaving light, Xpelair and heated towel rail.

## **STAIRCASE WITH FITTED CARPETING LEADING TO FIRST FLOOR.**

## **BEDROOM ONE**

Double aspect with window to front and side. Fitted carpeting and panelled radiator. Lovely views over open countryside. Access to loft area.

## **BEDROOM TWO**

Window to front, panelled radiator, fitted carpeting. Two single cupboards.

## **BEDROOM THREE**

With window to front, panelled radiator, fitted carpeting, built in range of wardrobe cupboards and access to loft area.

## **OUTSIDE**

The cottage is approached over a paved driveway forming a central feature of the property with beautifully maintained garden with well-established trees, shrubs and lawn. Summerhouse is a useful addition to the garden. Carport and garage and ample car parking.

## 3 THRIFT COTTAGES, CRANBROOK RD, FRITTENDEN, TN17 2BS

### ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

EPC rating: D

### COUNCIL TAX: D

Maidstone Borough Council Tax Band

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*

# 3 THRIFT COTTAGES, CRANBROOK RD, FRITTENDEN, TN17 2BS

## FLOORPLANS

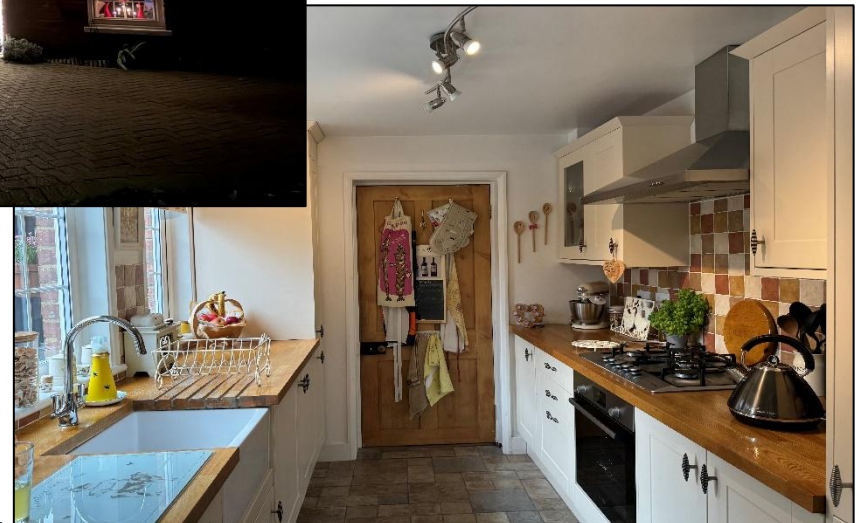
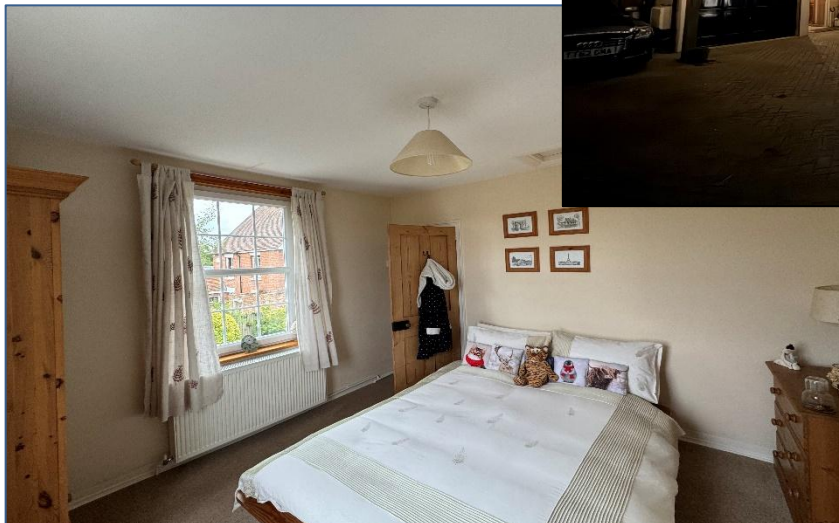


Total area: approx. 100.2 sq. metres (1078.2 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.

# 3 THRIFT COTTAGES, CRANBROOK RD, FRITTENDEN, TN17 2BS





# 3 THRIFT COTTAGES, CRANBROOK RD, FRITTENDEN, TN17 2BS

