

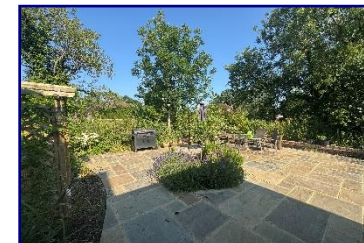
RADFORDS
ESTATE AGENTS

Country Homes



**WINDMILL LODGE
STAPLEHURST ROAD
FRITTENDEN
KENT
TN17 2EE**

PRICE £695,000 FREEHOLD



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rightmove  onTheMarket.com Zoopla  PrimeLocation.com  The Property Ombudsman  RLA  CMP

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WINDMILL LODGE, STAPLEHURST ROAD, FRITTENDEN, KENT, TN17 2EE

A BEAUTIFULLY REFURBISHED AND EXTENDED FORMER LODGE HOUSE PROVIDING MAGNIFICENT FAMILY LIVING ACCOMMODATION

RECEPTION HALL, LIVING ROOM, SITTING ROOM, KITCHEN/DINING ROOM, FOUR BEDROOMS, FAMILY BATHROOM, CLOAKROOM/SHOWER ROOM, PICTURESQUE GARDENS, CAR PARKING/SERVICE AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Frittenden proceed along the Headcorn Road and take the first turning left into Staplehurst Road. After passing over the little bridge, the entrance to the property will be found on the right-hand side with our For Sale board. Proceed along the private road and into the property.

DESCRIPTION

An opportunity to acquire a remarkable and superbly refurbished detached property having been extensively rebuilt and extended to an incredibly high specification. The property is beautifully presented with quality interior colours; the kitchen and bathroom compliment the property yet retaining the basic characteristics of the original property. One of the biggest features is the picturesque location situated off a quiet lane on the outskirts of the village of Frittenden. An internal inspection is highly recommended.

Frittenden village is only three miles from Staplehurst, with its range of local shops and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). Cranbrook is five miles south of Frittenden, with its larger selection of shops, sports centre and highly acclaimed grammar school. The property falls within the Cranbrook School catchment area.



The accommodation comprises:

Traditional Oak framed porch with door opening through to:

RECEPTION HALL

Double aspect with window to front and side. Underfloor heating. Exposed brickwork. Laminate flooring.

SITTING ROOM

Double aspect with window to front and side. Underfloor heating. Laminate flooring. Feature panelling to walls. Two wall lights. Useful understairs cupboard.

MAIN LIVING ROOM AREA

Windows to side. A feature of this room is the brick fireplace with open hearth and Oak bressummer beam. Two wall lights. Under floor heating with laminate flooring.

BEDROOM 4/POTENTIAL PLAYROOM

Window to front. Under floor heating and laminate flooring. Double doors to utility cupboard with space and plumbing for washing machine and tumble drier. Door to:

CLOAKROOM/SHOWER ROOM

Luxuriously fitted out with walk-in shower, hand wash basin and WC. Marble effect tiling to floor and walls.

KITCHEN/DINING ROOM

Dining area:

Stone tiled flooring with underfloor heating. Elevated glazed ceiling. Bi-fold doors opening onto terrace.

Kitchen

Stone tiled flooring with underfloor heating. Fitted out with quality range of base and eye level units incorporating deep butler sink. Integrated dishwasher. Cookmaster Range with ceramic hobs and extractor hood over. Recess housing American style fridge freezer.

STAIRCASE

Handmade Oak rails. Fitted carpeting.

LANDING

Fitted carpeting.

BEDROOM 1

L-shaped. Double aspect with window to front and side. Fitted carpeting. Leading through to dressing room area with fitted wardrobe cupboards. Electric radiator.

BEDROOM 2

Double aspect with window to side and rear. Fitted carpeting.

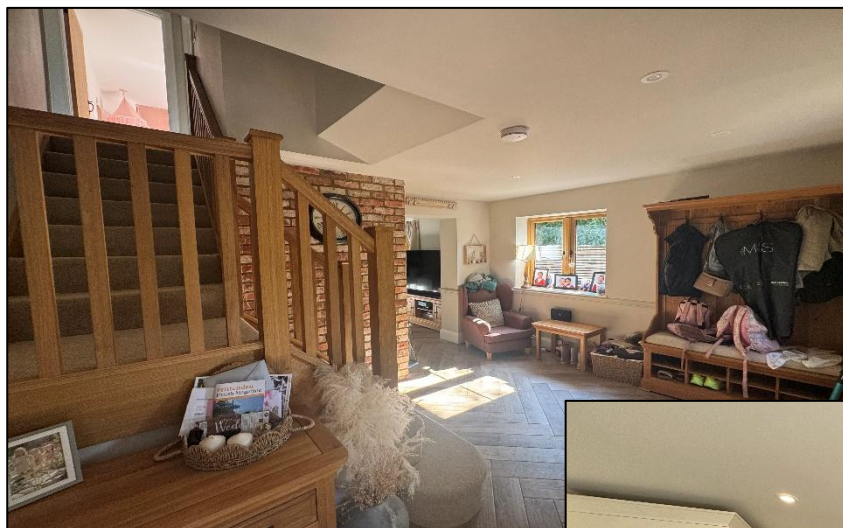
BEDROOM 3

Window to side. Fitted carpeting. Electric radiator.

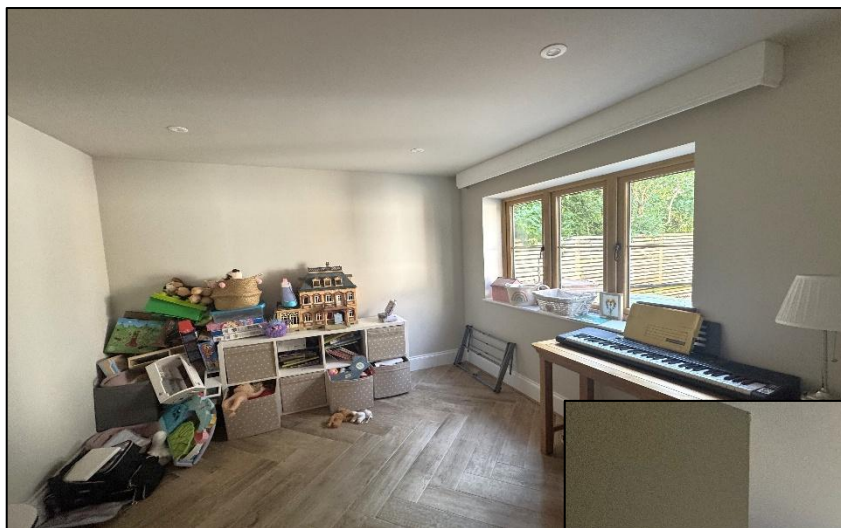
FAMILY BATHROOM

Luxuriously fitted. Shaped bath with polished gold-effect handheld shower fittings. Hand wash basin in vanity unit. WC. Tiled flooring. Twin wall lights. Part-tiled and panelled walls.

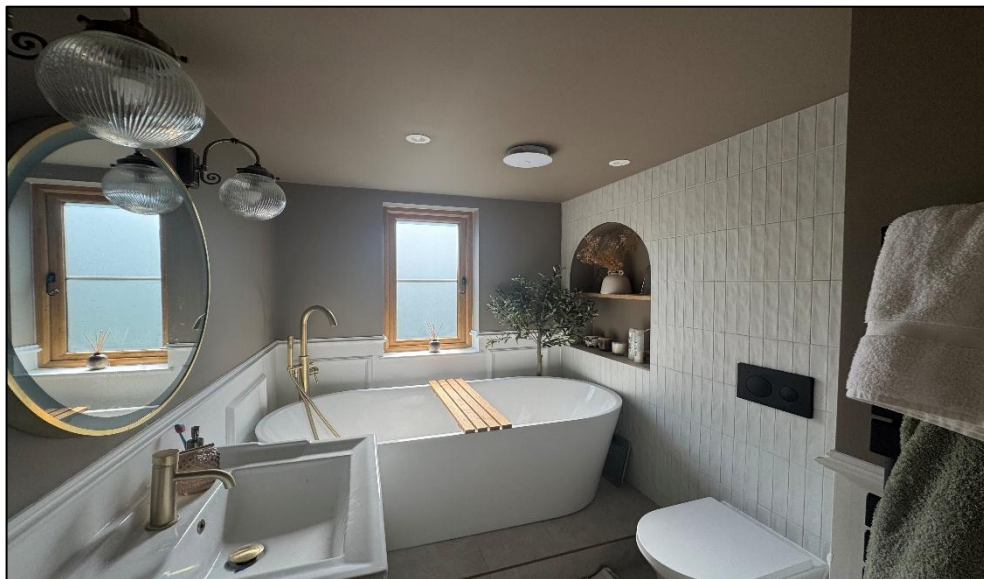
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OUTSIDE

The property is approached down a private lane with access to car parking and service area. The frontage enjoys a brick wall incorporating an original style Victorian post box. Side gate leading through to side and rear garden which are beautifully landscaped. Feature pond, bridge and seating area with area of lawn, established borders and nicely screened. Further spacious terrace area incorporating central herbaceous border. Garden shed. External water points and power points.

COUNCIL TAX

Maidstone Borough Council Tax Band E



EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

FLOORPLANS



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

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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.