

RADFORDS
ESTATE AGENTS

Country Homes



**2 KNOXBRIDGE COTTAGES
CRANBROOK ROAD
FRITTENDEN
KENT TN17 2BX
£595,000 FREEHOLD**



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2 KNOXBRIDGE COTTAGES, CRANBROOK ROAD, FRITTENDEN, KENT, TN17 2BX

A BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED COTTAGE SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA IN THE HAMLET OF KNOXBRIDGE, FRITTENDEN. ENJOYING MAGNIFICENT VIEWS OVER OPEN FARMLAND TO THE REAR. THE COTTAGE HAS BEEN TASTEFULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

LOUNGE, CLOAKROOM, DINING ROOM, LIVING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, LANDING, BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, SEPARATE OFFICE/STUDIO BUILDING, CAR PARKING FOR AT LEAST 6-8 CARS, REAR GARDEN OVERLOOKING OPEN FARMLAND

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed along the A229 and on entering Knoxbridge the property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

A charming and extended three-bedroom semi-detached cottage with the advantage of three versatile reception rooms. Many of the traditional features are retained within the cottage which is uniquely blended for modern styled living. The property has the benefit of full gas-fired central heating throughout. Quality Oak hardwood flooring is a feature throughout the reception rooms. The kitchen is a chefs delight with a large central island yet designed in a classic country style cottage style. Additionally, the former garage is now a studio providing additional accommodation area/office.

Knoxbridge is a hamlet, situated approximately two miles from the lovely Wealden town of Cranbrook where there is an excellent range of local shopping facilities. There is a main line train service at Staplehurst village, also approximately two miles distant, with fast and frequent trains to London and the coast. Charing Cross and Cannon Street are approximately 55 minutes. There are good educational facilities in the area, the property falls within the Cranbrook School catchment area and there is a secondary and primary school within the town itself. Additional educational facilities are at Sutton Valance and Bethany School at Goudhurst. The County Town of Maidstone and Tunbridge Wells are both within easy reach and there is good access to the motorway network.



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The accommodation comprises:

FRONT DOOR

Opening to:

ORIGINAL LIVING ROOM

Traditional brick fireplace with oak bressummer beam. Quality oak hardwood flooring. Fitted spotlights. Door off to:

CLOAKROOM

WC. Hand wash basin. Oak stripped flooring.

DINING ROOM

Exposed beams. Radiator. Spotlights. Oak stripped flooring.

MAIN LIVING ROOM

Unique elevated ceiling. Traditional brick fireplace with oak bressummer beam housing wood burning stove. Twin French doors opening onto terraced area. Underfloor heating.

KITCHEN

Fitted with slate tiled flooring. Bi-fold doors opening onto terrace area and stable door opening to garden. Range of base and eye level units incorporating a twin butler style sink unit with monobloc tap. Integrated dishwasher. Space for American style fridge freezer. Stoves range cooker with induction hob. Door through to:

UTILITY ROOM

Window to front. Worktop with butler style sink. Space and plumbing for washing machine and tumble drier. Gas boiler serving domestic hot water and central heating.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Beams. Access to loft area.

BEDROOM 1

French doors opening onto Juliet style balcony. Two radiators. Fitted carpeting. A feature of this room is the eaves roof.

ENSUITE

Window to side. Ceramic hand wash basin with monobloc tap. Walk-in shower cubicle. Wood shelving. WC.

BEDROOM 2

Two windows to rear. Radiator. Double wardrobe cupboard. Fitted carpeting.

BEDROOM 3

Window to front. Radiator. Traditional fireplace with ducks nest style grate set in exposed brickwork. Fitted carpeting. Useful cupboard over stairwell.

FAMILY BATHROOM

Window to front with fitted blind. Panelled bath with multitap operation including handheld shower. Tiled splashbacks. Walk-in shower cubicle. Hand wash basin in vanity unit. WC. Chrome heated towel rail. Medicine cabinet with mirrored doors.

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OUTSIDE

The property is approached through twin five bar gates opening to gravelled car parking area for at least 8 cars. Side gate leading through to the rear garden area with access to the studio/office area (beautifully fitted out a feature of which is the lovely traditional sliding door). Adjoining this is a useful potential bike store. The rear garden enjoys a terrace with brick retaining walls and borders. The remaining garden is laid mainly to lawn and overlooking open countryside. Additional shed area to the other side of the studio.

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.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

COUNCIL TAX

Maidstone Borough Council Tax Band C

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.

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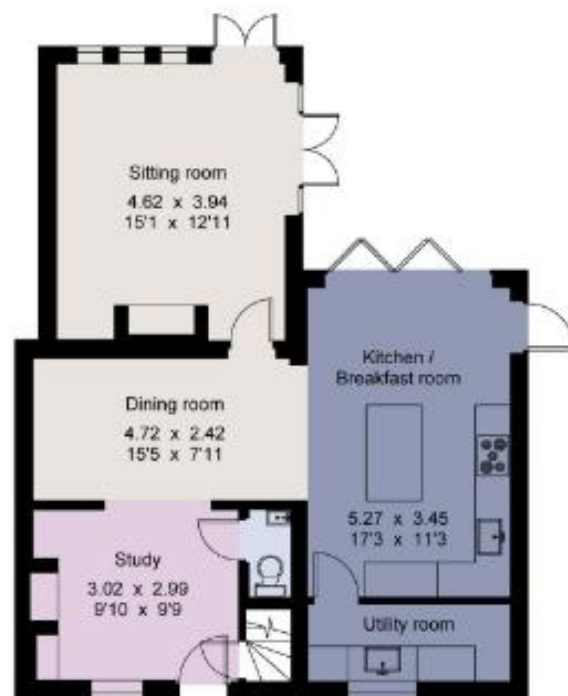
FLOORPLANS

2 Knoxbridge Cottages, Frittenden

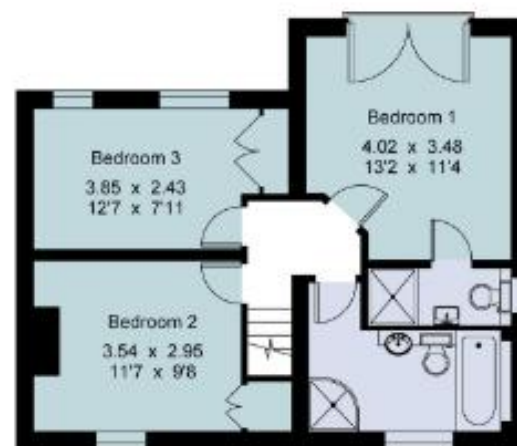
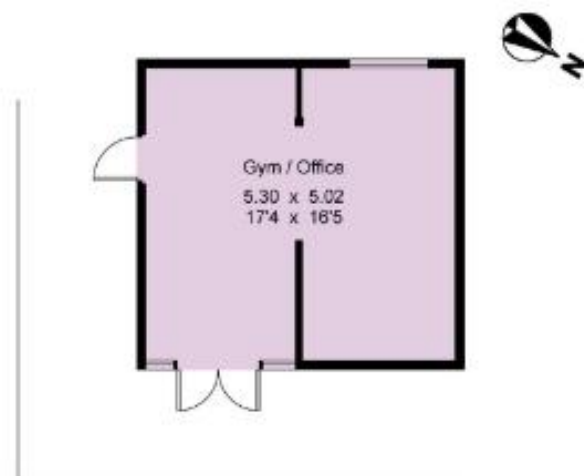
Gross internal area (approx) 120.7 sq m/ 1299 sq ft

Annexe 26.4 sq m/ 284 sq ft

Total 147.1 sq m/ 1583 sq ft



Ground floor



First floor

For identification only - Not to scale
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