

Camellia Cottage, 7 The Platt
Frant, Tunbridge Wells,
TN3 9HN

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A charming, bright and spacious semi-detached character cottage, positioned on a quiet country lane, within striking distance of stunning countryside walks. Comprising: three double bedrooms, a family bathroom, sitting/dining room, living room, kitchen, cloakroom and attractive enclosed gardens with terrace and seating areas.

Village amenities and a highly regarded primary school are all within one mile.

Scope for loft conversion (STPP). EPC Rating: E

Offers Over: £450,000 Freehold



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Camellia Cottage, 7 The Platt

Frant, Tunbridge Wells, TN3 9HN

Offers Over: £450,000 Freehold

A delightful cottage with plenty of period charm, set in a peaceful location, tucked away on a no-through country lane. The accommodation is arranged over two floors and benefits from secondary double glazing throughout.

The cottage has a timber fenced boundary with gated access to the rear garden and back door. A gravelled driveway leading to a neighbouring property provides access to the front door and a further gate to the garden.

The front door opens into a useful lobby area with an internal door leading into the bright, triple aspect sitting/dining room with space for a woodburning stove in a recessed area and door through to the kitchen. There is a separate cosy living room, with a fireplace housing a woodburning stove, built in cupboards with shelving and large window to the front aspect.

The well-equipped, modern kitchen includes an array of wall and base units, 1½ bowl ceramic sink with drainer and mixer tap over. There are worktops, an integrated fridge, freezer and cooker, ceramic hob with extractor hood atop, quarry floor tiles, inset lighting and space for a dishwasher.

A staircase rises from the kitchen to the first-floor landing with a useful under stairs storage cupboard. A window and glazed panelled door lead through to the back garden and cloakroom with WC, wash basin and window to rear.

The first-floor landing leads to three double bedrooms, a family bathroom, and a large airing cupboard with plumbing for a washing machine.

Bedrooms one and two both include windows overlooking the front. Both bedrooms one and three have decorative fireplaces, and bedroom three has a built-in wardrobe, window to the rear and a loft hatch with sturdy pull down ladder to an extensive boarded and clad room with Velux skylight, considered to offer scope for conversion (STPP).

The modern family bathroom includes a panelled bath with shower attachment over and glass shower screen, vanity unit with sink atop, WC, part tiled walls and tiled flooring, inset lighting, towel radiator, and obscure window to rear.

Outside, the front of the cottage has a variety of established and vibrant flower and shrub borders.

The side fence enclosed garden comprises a paved terrace for seating, a curved retaining wall with flower-bed borders, and steps to a levelled lawn section. There is an outside tap.

Camellia Cottage is located on a quiet country lane with footpaths nearby providing access to beautiful countryside walks, including around Eridge Park and the Sussex Border path. The Area is designated as one of Outstanding Natural Beauty.

The pretty and popular village of Frant, under one mile away, enjoys a central green with playground and village hall, village store with post office facilities, hairdressers, two pubs, and a "good" primary school (Ofsted 2022). Just outside the village (in Bells Yew Green) is Frant station, with services to London Bridge in about 52 minutes. There is also a good bus service running through the village (with bus stop just a little way up the road from this property) connecting Heathfield and Tunbridge Wells.

Wadhurst, just four miles away, offers a wider selection of more local facilities and a mainline railway station with more frequent services.

The Spa town of Royal Tunbridge Wells is also within four miles, offering fabulous shopping and the beautiful regency style paved Pantiles area, theatres and various other leisure facilities. This town also has a mainline railway station and high achieving grammar schools. The area is well served with both private and state schools.

Material Information:

Wealden District Council. Council Tax Band E (rates are not expected to rise upon completion).

Oil fired central heating. Mains electricity, water and sewerage.

The property is believed to be of brick construction with part tile-hung elevations and a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the High Weald AONB. The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast broadband is available at the property.

There is limited mobile coverage.

We are not aware of any mining operations in the vicinity.

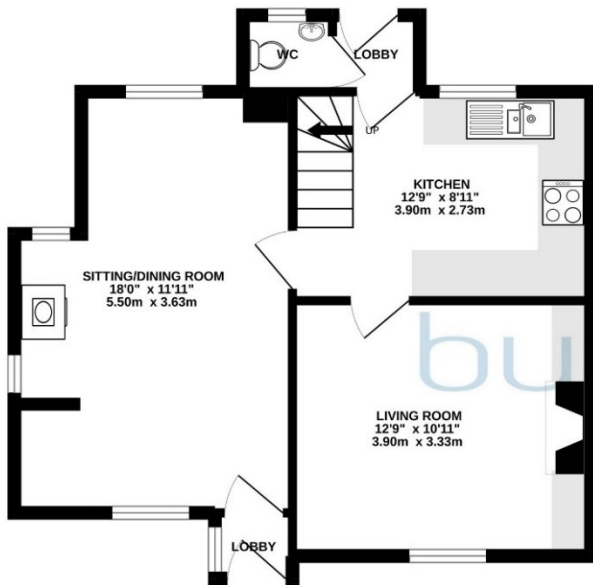
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does have step free access.

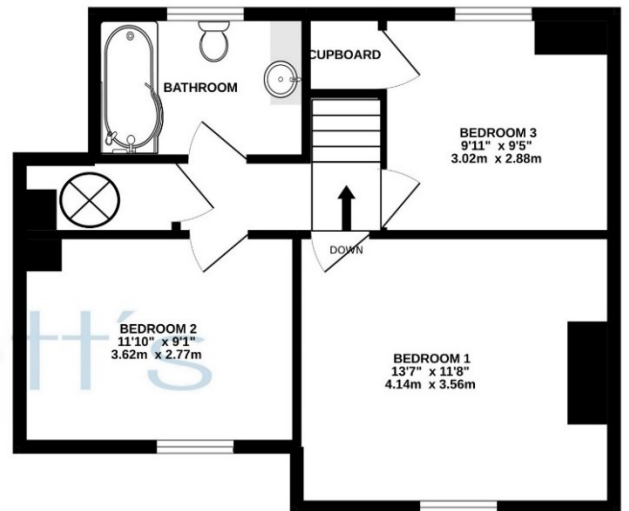
There is on road parking on Down Lane.



GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



7 THE PLATT, DOWN LANE, FRANT

TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy performance certificate (EPC)

7 The Platt
Frant
TUNBRIDGE WELLS
TN3 9HN

Energy rating

E

Valid until: 16 October 2032

Certificate number: 5206-6312-0002-1490-3092

Property type

Semi-detached house

Total floor area

94 square metres

