



**BRISSENDEN FARMHOUSE, SAND LANE**  
FRITTENDEN, KENT TN17 2BA



**Lambert  
& Foster**







CRANBROOK 5 MILES | STAPLEHURST MAIN LINE STATION 4.5 MILES | TUNBRIDGE WELLS 17.5 MILES

## **BRISSENDEN FARMHOUSE, SAND LANE, FRITTENDEN, KENT TN17 2BA**

A fine detached Grade II Listed farmhouse providing five bedroom, three reception room, character accommodation complemented by established gardens with pond, a detached double garage and a detached annexe with bed/sitting room and shower room, total plot extending to 0.79 of an acre, all occupying a favoured, semi rural location, on the outskirts of this popular village. Cranbrook school catchment area. No onward chain.

**GUIDE PRICE £1,250,000 FREEHOLD**



### **SITUATION**

Brissenden Farmhouse occupies a semi rural location, set off a single track lane neighbouring Brissenden farmyard, approximately 0.7 miles from Frittenden village. The immediate local amenities include the popular Bell & Jorrocks pub, primary school, church and recently refurbished village hall. Staplehurst station provides fast, frequent services to London, Charing Cross (1 hour travelling time). Excellent schools in the locality in both the state and private sectors include; Dulwich, Cranbrook, St Ronan's Hawkhurst, Sutton Valence Preparatory and main school (schoolsnet.com). Cranbrook provides a comprehensive range of amenities including professional services and leisure centre with swimming pool.

## DESCRIPTION

Brissenden Farmhouse is an impressive detached Grade II Listed farmhouse, presenting mixed elevations of brick, part white weatherboarding and tile hanging, set with timber framed casement windows beneath a pitched and hipped clay tile roof. The character accommodation is arranged over three floors retaining many features indicative of the period including exposed beams, timbers, fireplaces and traditional parquet wooden flooring. A more recent ground floor extension complements the accommodation well.

The accommodation includes a well proportioned reception hall and double aspect study. A sitting room with impressive inglenook fireplace. A double aspect dining room overlooking the garden and incorporates French windows. The double aspect fitted kitchen/ breakfast room is particularly impressive, with stunning inglenook fireplace, island, four oven oil fired Aga range, integral electric oven, hob, and dishwasher, enjoying a pleasant outlook across the rear garden.

Arranged over the first, very well proportion landing, that would readily accommodate a desk, together with the second floor, are five bedrooms and two separate bathrooms, fitted with modern white suites. The second floors bedrooms are set partially beneath eaves and would make an ideal teenagers suite.







## **GARDENS, GROUNDS, ANNEXE & OUTBUILDINGS**

Outside, a timber five bar gate opens on to gravel parking leading up to a detached double garage presenting weather boarded elevations, beneath a pitched tiled roof, fitted with automatic up and over doors, power and light. Accessed from the drive is a detached single storey annexe, presenting weather boarded elevations beneath a pitched tiled roof. The open plan accommodation comprising a bed/sitting room served by a separate shower room.

The established garden is a fine feature, laid to lawn with pond, stocked beds and apple trees, enclosed by a mixture of hedging and post and rail fencing, in all extending to 0.79 of an acre.



**AGENT NOTE:** Additional paddock available, extending to approximately 1.9 acres, by separate negotiation.

**VIEWINGS:** strictly by appointment with the Agent's Cranbrook office 01580 712888 [cranbrook@lambertandfoster.co.uk](mailto:cranbrook@lambertandfoster.co.uk).

**METHOD OF SALE:** Private Treaty.

**TENURE:** Freehold.

**SERVICES:** Mains electricity and water. Oil fired central heating. Private sewage treatment plant.

**MOBILE:** Likely ([checker.ofcom.org](http://checker.ofcom.org))

**BROADBAND:** Ultrafast 1000Mbps/220Mbps

**LOCAL AUTHORITY:** Tunbridge Wells [tunbridgewells.gov.uk](http://tunbridgewells.gov.uk)

**COUNCIL TAX:** G

**EPC:** Exempt

**DIRECTIONS:** using the free What3Words app [//humble.winning.replying](https://humble.winning.replying)

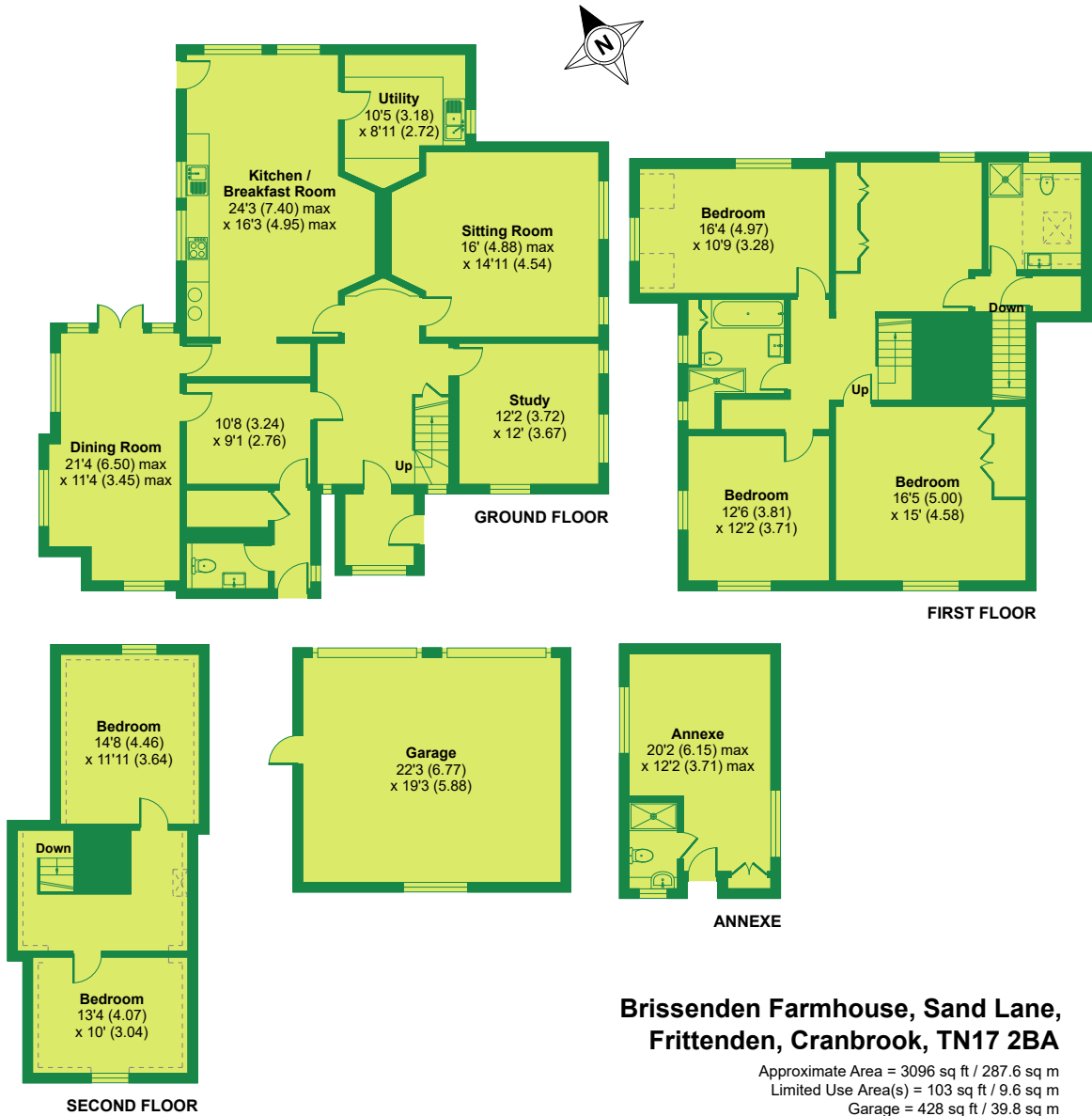
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FLOOR PLANS



SITE PLAN



FOR IDENTIFICATION PURPOSE ONLY.





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**CRANBROOK, KENT**

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Weald Office, 39 High Street  
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