



# 125

— YEARS OF —

**Lambert  
& Foster**



# Lambert & Foster



## 1 BUCKHURST FARM COTTAGES

BIDDENDEN ROAD | FRITTENDEN | KENT | TN17 2BE

*A character Victorian semi-detached, three bedroom cottage, now offering scope for updating and improvement with potential also to extend (subject to planning permission) together with a newly built single storey, detached one bedroom annexe, all complemented by established cottage gardens and paddock in in total extending to approximately 0.69 of an acre all enjoying a semi-rural location on the edge of this popular village, with views out across neighbouring countryside.  
Cranbrook School Catchment area.*

Guide Price £675,000

FREEHOLD







## 1 BUCKHURST FARM COTTAGES

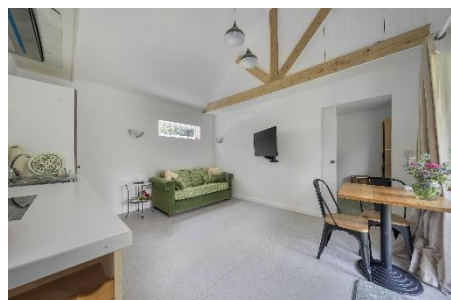
BIDDENDEN ROAD, FRITTENDEN, KENT, TN17 2BE

1 Buckhurst Cottages is a Victorian semi-detached cottage presenting brick elevations with attractive burnt headers, set with replacement UPVC double glazed windows, beneath a pitched tiled roof. The character accommodation is arranged over three floors, with latched cottage doors, including a double aspect sitting room with open fireplace, enjoying views out across the garden and countryside beyond. A double aspect L-shaped kitchen/dining room, with fitted work surface and inset 1 1/2 bowl stainless steel sink unit, electric AEG oven and four burner hob, space and plumbing for washing machine, space for tumble drier, space for upright fridge and freezer and with a floor standing oil fired boiler. Also on the ground floor is a wet room. Arranged of the first and second floors are three bedrooms, incorporating two double rooms and one single room.

The Annexe, completed in 2023, presents elevations of brick with part weather boarding to the gable ends, set with UPVC double glazing beneath a pitch tiled roof. The well presented accommodation comprises an open plan, vaulted double aspect sitting room with fitted kitchenette. A double bedroom with double aspect and a separate wet room, fitted with a white suite including an integral shower and ceiling height tiling.

Outside, wrought iron double gates open onto a concrete drive, leading up to a detached brick single garage, fitted with wooden double doors. The established gardens are laid to lawn, with well-stocked borders and beds, including a kitchen garden area with greenhouse, a patio, pathway with retaining brick wall, trees including fir. Leading on from the garden is a paddock enclosed by hedging and stock proof fencing, benefitting from a separate access, with wooden five bar gate, onto Biddenden Road. The whole enjoys fine views outs across neighbouring countryside.





- **A Victorian semi detached cottage**
- **Offering scope for updating and potential to extend, subject to PP**
- **Sitting room with open fireplace**
- **Three bedrooms**
- **Established lawned garden and paddock**

- **Newly built detached one bedroom Annexe**
- **Drive providing parking**
- **Favoured semi-rural location on edge of village**
- **Countryside views**
- **Cranbrook School catchment area**

**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** grazed.scrambles.skidding

**TENURE:** Freehold

#### **SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Oil fired central heating to the cottage. Electric heating to the Annexe.

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

**COUNCIL TAX:** Band D **EPC:** E (45)

#### **MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

#### **The Estate Agents Act 1979:**

The seller of this property is related to an employee of Lambert & Foster.



For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

## 1 Buckhurst Farm Cottages, Biddenden Road, Frittenden, Cranbrook, TN17



Approximate Area = 982 sq ft / 91.2 sq m

Garage = 184 sq ft / 17 sq m

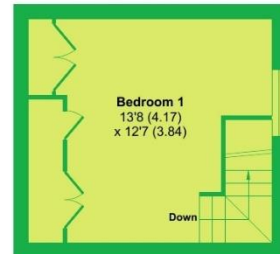
Annexe = 387 sq ft / 36 sq m

Total = 1553 sq ft / 144.3 sq m

For identification only - Not to scale



ANNEXE

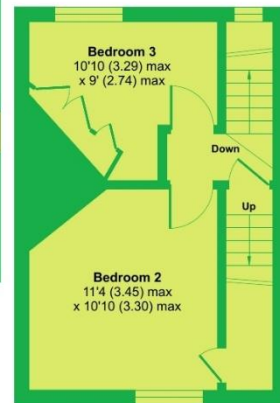


SECOND FLOOR



GARAGE

GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1300807

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