

Little Manor

Frittenden, Cranbrook, Kent



A wonderful family house offering
characterful accommodation as well as
delightful gardens, paddock, garage,
workshop and office/studio.

Staplehurst station 2.7 miles (London Bridge from 51 minutes), Headcorn station 3.2 miles (London Bridge from 56 minutes), Cranbrook 5.4 miles, Tenterden 10.5 miles, Maidstone 10.8 miles, Ashford International station 16.4 miles (London St Pancras from 36 minutes), Tunbridge Wells 18 miles, Rye 20.5 miles, London 50 miles.
(Distances and times approximate).



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Summary of accommodation

The House

Ground Floor: Entrance Hall | Cloakroom | Drawing Room | Study | Kitchen/Dining Room

Utility Room | Bedroom | Bathroom

First Floor: Principal Bedroom | Shower Room | Three Further Bedrooms

Outside

Mature Gardens | Paved Terrace | Detached Double Garage | Workshop | Office/Studio | Paddock

In all about 3.1 acres



Situation

(Distances and times are approximate)

The property is situated on the edge of the popular village of Frittenden which provides for everyday needs with its post office, church, primary school, village hall and public house.



A further range of amenities can be found at nearby Staplehurst as well as in the larger towns of Cranbrook, Tenterden, Maidstone and Tunbridge Wells.



There is an excellent choice of state and private schools in the area, including Frittenden Primary School, Dulwich Preparatory in Cranbrook, St Ronan's at Hawkhurst, Benenden School for Girls, Marlborough House Vinehall at Robertsbridge, Tonbridge and Sevenoaks public schools. We also understand that the property lies within the Cranbrook School Catchment Area.



Rail services are available from nearby Staplehurst as well as Headcorn and Ashford International which provides a fast train service to London St Pancras from 36 minutes.



The Property

Little Manor is a wonderful detached family house offering beautifully presented accommodation. This Grade II listed property is believed to date back to the 17th century or earlier and is of timber framed construction with brick and attractive white weather boarded elevations. The principal reception rooms are full of period charm and have a wealth of character features including exposed timbers and beams, brick flooring and impressive inglenook fireplaces.

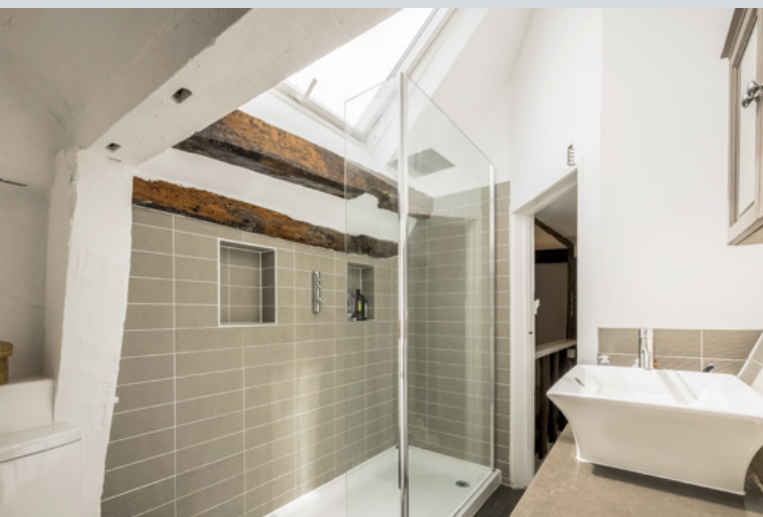
A fabulous kitchen/dining room extension is a particular feature of the property and has fantastic roof lanterns as well as sliding doors to two walls opening out to the terrace and gardens, creating the perfect entertaining space. The well-appointed modern kitchen provides a range of bespoke fitted units with integrated appliances. This leads on to a spacious dining and sitting area overlooking the garden.

The ground floor accommodation also includes a useful ground floor bedroom and bathroom. There are four further bedrooms on the first floor as well as a Jack and Jill shower room.

Outside

The house is approached via a five bar gated entrance over a paved driveway giving access to the house and detached garage building which provides a double garage as well as an attached workshop and an office/studio above, accessed by an external staircase.

The delightful gardens and grounds surround the house and include paved terraces to the side and rear of the house enjoying beautiful rural views over the surrounding countryside. The gardens lead on to a paddock and in all the property extends to just over 3 acres.



Property Information

Directions: From Maidstone, proceed in a southerly direction on the A229 (signposted Hastings). Continue on the A229 for approximately 9 miles passing through Loose and Linton. Upon entering Staplehurst, proceed through the centre of the village, passing the church and turn left onto Frittenden Road. Continue on this road, which becomes Staplehurst Road, for about 1.6 miles and Little Manor will be found on the right-hand side.

Tenure: Freehold

Services: Mains water and electricity.
Oil-fired heating. Private drainage.
Ultra-fast broadband.

Local Authority: Tunbridge Wells Borough Council,
Tel. 01892 526121

Council Tax: Band F

EPC: E

Postcode: TN17 2EA

What3words:
www.what3words.com/overtime.livid.fixated

Viewings: All viewings strictly by appointment only
through the vendor's selling agents,
Knight Frank LLP.

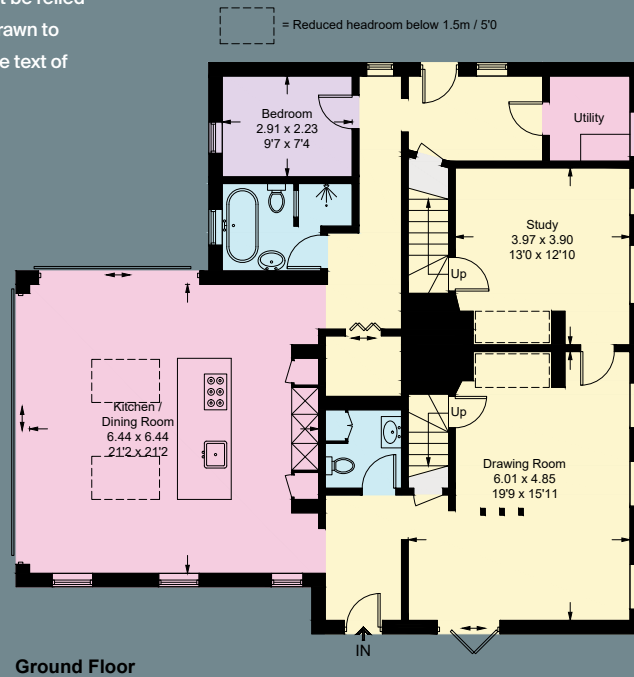
Approximate Gross Internal Floor Area = 216.0 sq.m / 2325 sq ft

Outbuilding = 80.6 sq m / 867 sq ft

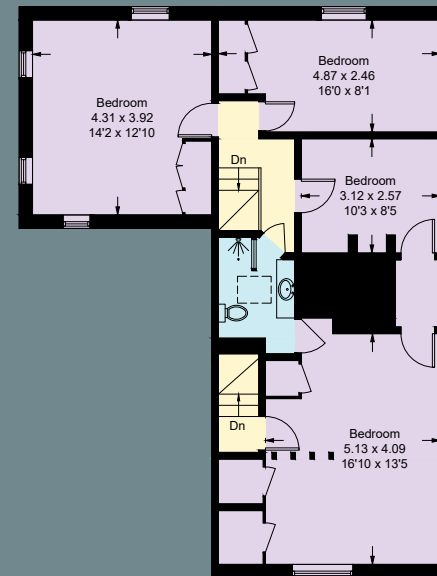
Total = 296.6 sq m / 3192 sq ft



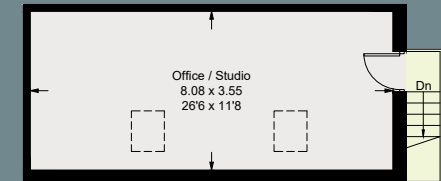
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



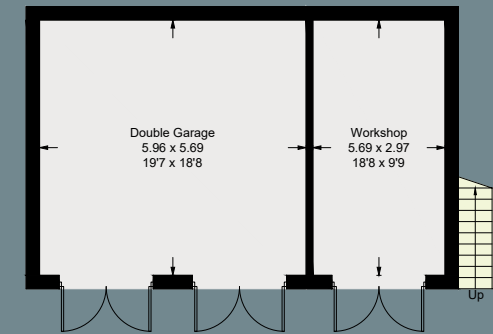
Ground Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

Knight Frank

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2025. Photographs and videos dated June 2025.

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