



PARKHILL

Mayfield Road, Frant, Tunbridge Wells, East Sussex, TN3 9DH



A SUBSTANTIAL FAMILY HOUSE WITH FAR-REACHING VIEWS

This attractive Grade II listed detached property sits in the heart of a sought-after village, on the Kent/East Sussex borders. It offers well-proportioned accommodation as well as lawned gardens, garaging and fantastic views over rolling countryside of the High Weald.

			EPC
5	3	4	D

Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Gas-fired heating. Mains drainage.

Frant station 1.7 miles (London Bridge from 48 minutes). Tunbridge Wells 2.8 miles (London Bridge from 45 minutes). Wadhurst 2.8 miles (London Bridge from 53 minutes).

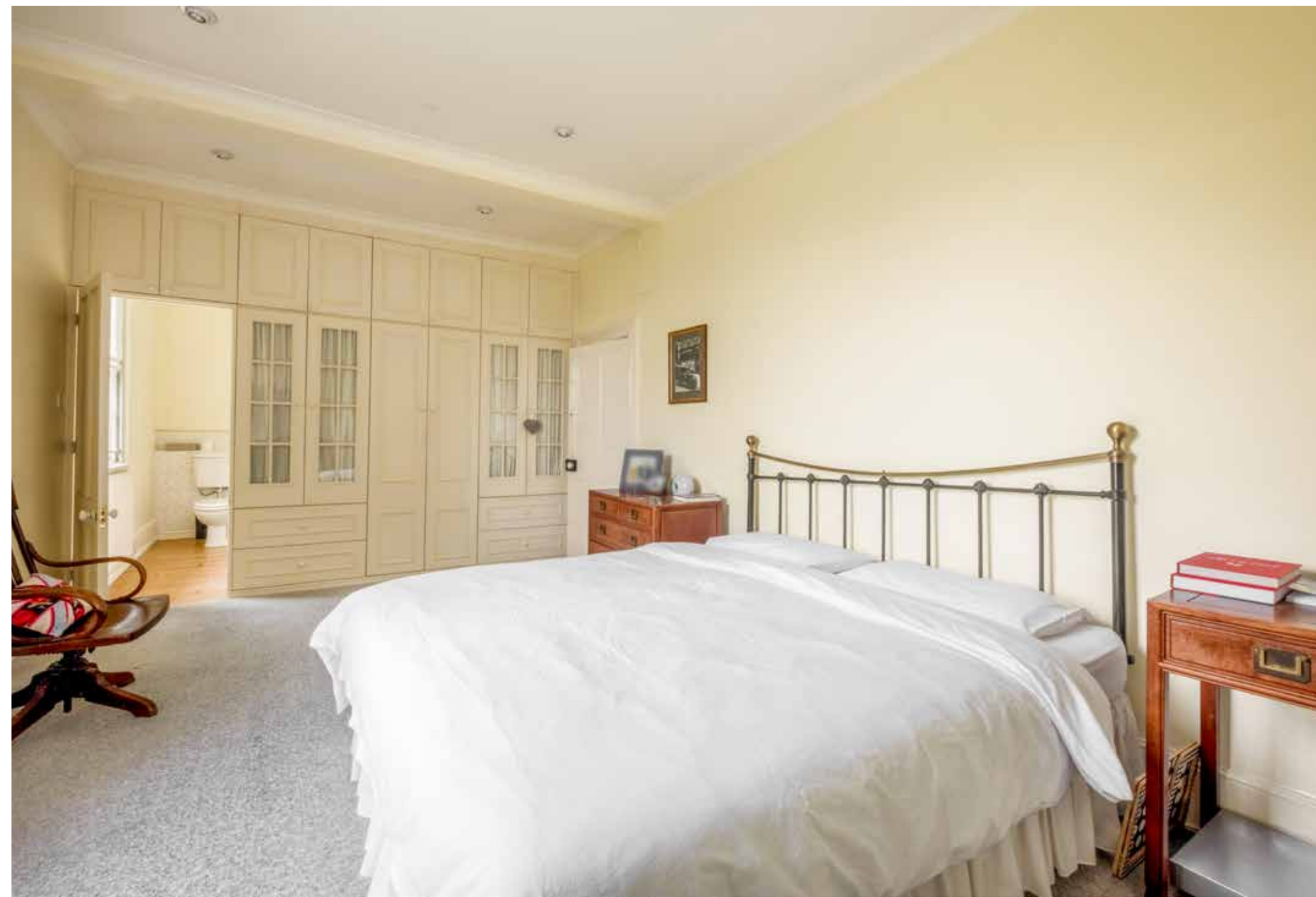
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WELL-PROPORTIONED AND ELEGANT ACCOMMODATION

This attractive detached Grade II listed property offers substantial and well-proportioned family accommodation with the added benefit of a good-sized cellar. The formal reception space flows beautifully and includes a spacious reception hall and an impressive double aspect drawing room running the width of the house with a curved bay window enjoying views over the gardens and countryside beyond. There is also a dining room, a spacious garden and a split-level country style kitchen. On the first floor, the generous principal bedroom has fitted wardrobes and an en suite bathroom. There are four further good sized bedrooms as well as a separate bathroom, shower room, w.c. and laundry room. Outside, the house sits opposite the village green and is accessed over a gravel driveway leading to the detached double garage and parking area. To the rear, the tiered lawned gardens are surrounded by mature trees and shrubs providing privacy and offer fabulous views over the surrounding High Weald.



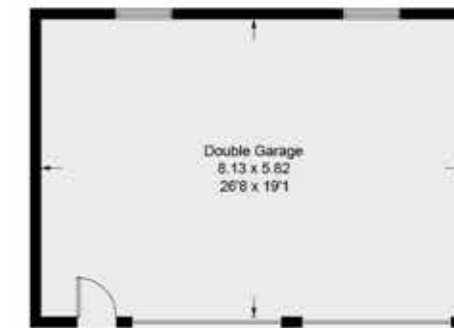




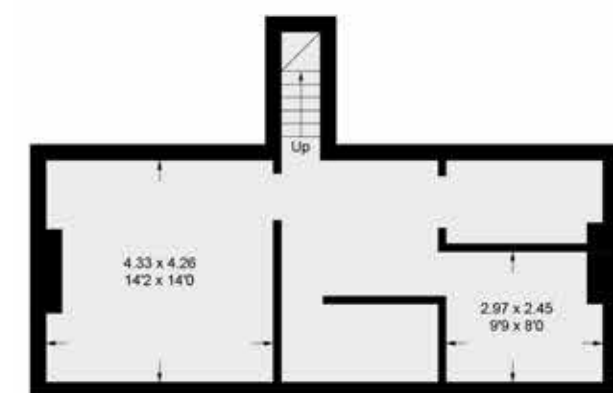
POPULAR VILLAGE LOCATION, CLOSE TO LOCAL AMENITIES

The property is located in a convenient position within the sought-after village of Frant, on the Kent and Sussex borders, and less than two miles from Frant station. Tunbridge Wells is just under three miles away and offers a comprehensive range of shopping, recreational and cultural amenities. Further amenities can be found at nearby Wadhurst and Mayfield. Communications in the area are very good with access to major road and rail routes via the A21. Mainline stations at Frant (Bells Yew Green) and Tunbridge Wells offer regular services to London. There is an excellent choice of schools in the area including Frant primary school, Mayfield School (girls), Holmewood House Preparatory at Langton Green, Marlborough House Vinehall at Robertsbridge, St Ronan's in Hawkhurst, Uplands Community College in Wadhurst, Tonbridge School and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.

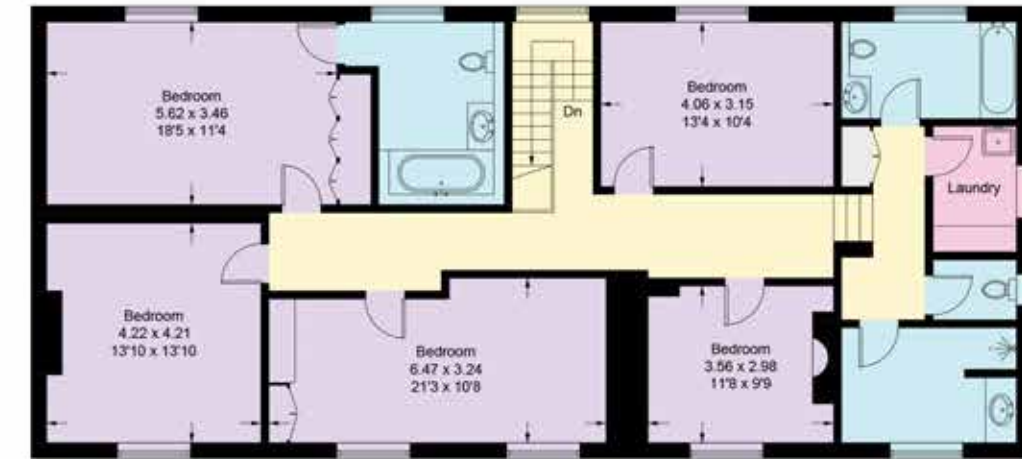




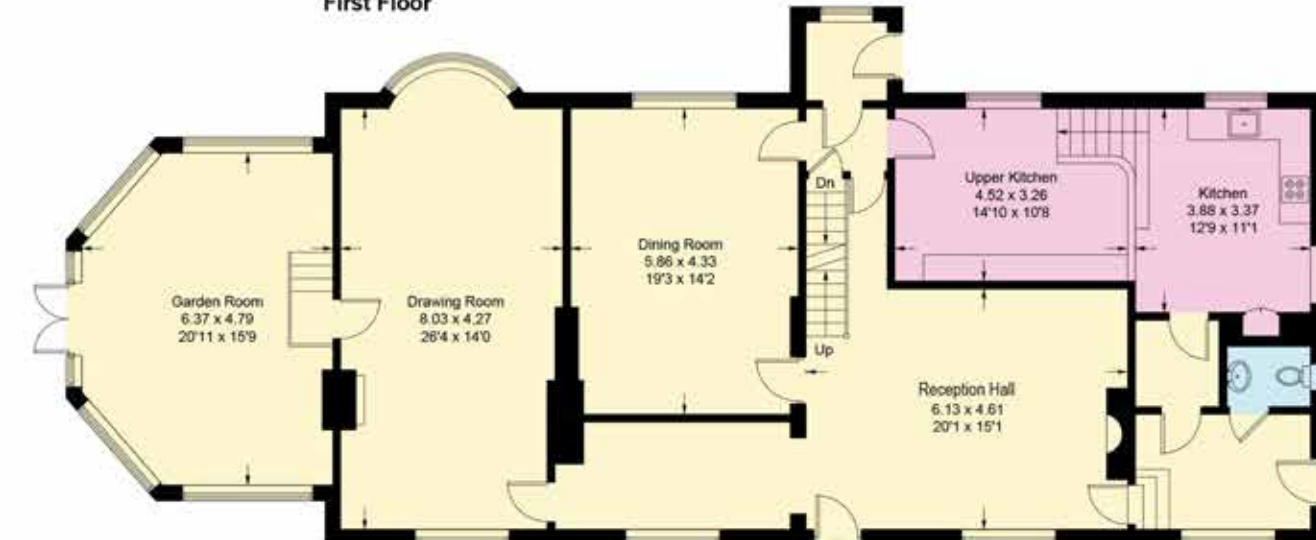
(Not Shown In Actual Location / Orientation)



Cellar



First Floor



Ground Floor

Approximate Gross Internal Area = House: 331.8 sq m / 3571 sq ft.
Cellar: 47.1 sq , 507 sq ft. Double Garage: 46.4 sq m / 499 sq ft
TOTAL: 425.3 sq m / 4577 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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