

**RUSH
WITT &
WILSON**



**Newlands, Sand Lane, Frittenden, Kent, TN17 2BA.
£900,000 - £925,000 Guide Price. Freehold**

An impressive five bedroom detached family home extending to over 2300 sqft complete with self-contained single storey annex occupying a highly desirable and rural country lane position of Frittenden Village. Constructed in 1983 with later additions in 2018 this spacious country home enjoys a spacious and versatile living space arranged over two floors with the main residence comprising a main entrance hall with WC, 19ft double aspect kitchen / dining room, family or optional playroom and generous main living room with fireplace and fitted wood burning stove. To the first floor a spacious landing serves four principal bedrooms and well appointed family bathroom suite. The annex enjoys a separate entrance hall with utility room, spacious double bedroom with fitted wardrobes, shower room suite, modern fitted kitchen and double aspect living room. Externally the property enjoys a private rear garden backing onto privately owned agricultural land, predominantly laid to lawn with paved seating area and large garden pond. To the front offers ample off road parking over a private gated driveway. The picturesque village of Frittenden offers a pub, church, village store and primary school and is a short drive to Cranbrook offering a range of boutique shops, cafes, restaurants and public houses including The George Hotel. The property is conveniently positioned to Cranbrook School Catchment area and located just 4.5 miles from Staplehurst mainline station.



Leading into the main hallway.

Window to front, turned staircase with timber balustrade extending to first floor landing, radiator, built-in storage cupboard.

20' x 11'6 (6.10m x 3.51m)

Windows to rear and front, quarry tiled flooring, radiator, space for breakfast table and chairs, exposed joinery, solid oak shaker style units which sit beneath quartz countertops, inset composite Villeroy and Boch basin, tiled splashback and cill, fitted Rangemaster classic 110 oven with matching extractor canopy and lighting, further solid wood oak block countertops, integrated fridge/freezer, half height cupboard with space for microwave, integrated Beko washing machine.

Window to front, marble effect floor tiling, push flush wc, wash hand basin with tiled splashback, mirror, low level radiator.

11'2 x 10'2 (3.40m x 3.10m)

Internal door, parquet flooring, window to rear with radiator below, power points and lighting.

19' 6 x 12'7 (5.79m 1.83m x 3.84m)

Window to front, radiator, wood effect karndean flooring, French doors to rear with matching side light windows, exposed joinery, exposed brick fireplace housing a cast iron wood burning stove, quarry tiled hearth.

Window to front, exposed joinery, access panel to loft, airing cupboard housing the hot water tank complete with shelving.

16'6 x 10'3 (5.03m x 3.12m)

Window to rear aspect, radiator, full length fitted wardrobes.

12' x 9'7 (3.66m x 2.92m)

Window to front, radiator, fitted wardrobes.

17' x 9'8 (5.18m x 2.95m)

Window to front, radiator, fitted wardrobes.

12'4 x 8' (3.76m x 2.44m)

Window to rear, radiator.

13' x 8'8 (3.96m x 2.64m)

Two windows to the rear elevations, tile effect vinyl flooring, push flush wc, pedestal wash basin, heated towel radiator, double ended bath suite with central taps, corner shower cubicle with stone effect shower panelling, digital Aqualisa shower.

Hardwood front with obscured viewing pane leading into a lobby.

11'7 x 5' (3.53m x 1.52m)

Two windows to front, timber effect Karndean flooring, exposed joinery, alarm panel.

Full height glazed door leading onto the rear terrace and gardens, underfloor heating, thermostat, velux window to side, built-in cupboard with shelving, separate cupboard housing the pressurised heating system and manifolds for the underfloor heating

Internal door, window to rear, base unit with plumbing for appliances.

10'5 x 6'2 (3.18m x 1.88m)

French windows to the side with beautiful outlook to open fields, wood effect Karndean flooring, fitted base and wall units with grey shaker style doors which sit beneath quartz effect laminated effect counter tops with matching upstands, single stainless bowl with tap, integrated Lamona oven below, integrated fridge/freezer, pull out towel ladder, door leading into:

15'4 x 11'8 (4.67m x 3.56m)

Double aspect window to rear, French doors with full height side light windows to the terrace, underfloor heating, wall lighting controls.

13' x 10'8 (3.96m x 3.25m)

Window to the front aspect enjoying a beautiful rural outlook towards the village and church spire in the distance, built-in double wardrobe via oak doors and hanging rails, further cupboard with shelving,

10'5 x 5'1 (3.18m x 1.55m)

Obscure window to side, marble effect vinyl flooring, shower cubicle with ceramic wall tiling, concealed mixer, rainfall head, extractor, chrome heated towel rail, access panel to loft, concealed push flush wc, vanity with cupboards below.

Driveway to the front over hardstanding with access via a timber five bar gate and is enclosed by mature hedgerow, the front garden is laid to lawn with a path leading to a covered entrance with external light, to the side we have a garden shed, propane gas tank, low level gate leading into the rear garden, variety of flowering shrubs, bush roses, specimen Magnolias.

Privately enclosed rear garden surrounded by open fields which is privately owned, garden enjoys a south east facing orientation, predominately laid to lawn, fully enclosed by high level mature hedgerow boundaries, paved seating area led from the annexe, beautifully open outlooks onto fields, variety of oak trees, large garden pond which is sleeper edged and surrounded by established woodland, variety of flowering shrubs, garden shed/workshop, low level gate to the side leading to the front.

Private drainage system, cess pit which is shared with the annexe and the main house.

Council Tax Band - G

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

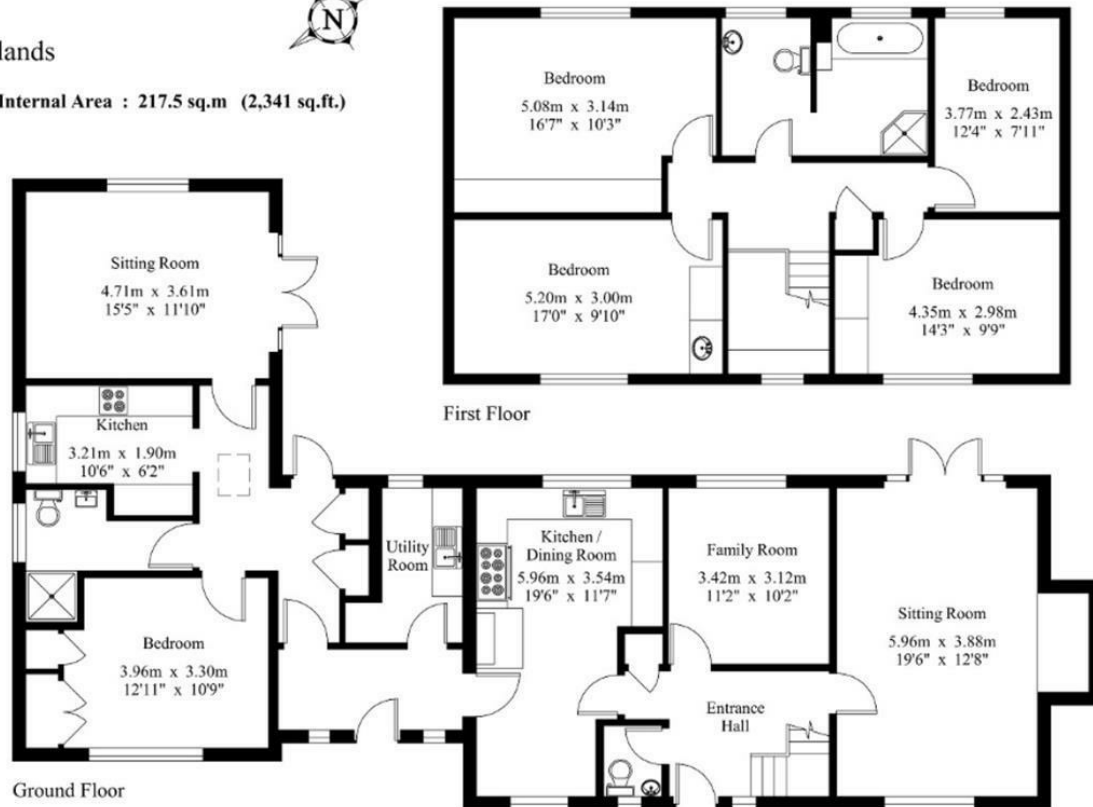
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



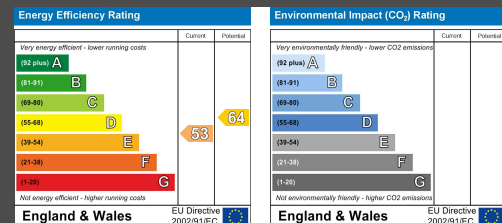
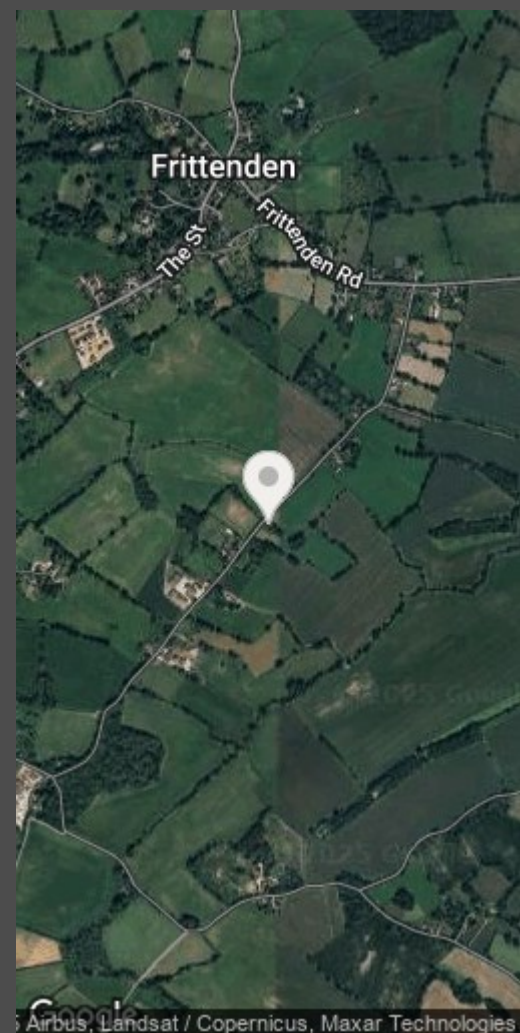


ewlands

Gross Internal Area : 217.5 sq.m (2,341 sq.ft.)



For Identification Purposes Only.
© 2023 Trueplan (UK) Limited (01892) 614 881



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**