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PILCHER**

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- Impressive Ground Floor Apartment
- Grade II Listed Building
- 3 Bedrooms with 2 En-Suites
- Spacious Sitting Room
- 2 Parking Spaces
- Energy Efficiency Rating: N/A

Frant Court, Frant

GUIDE PRICE £480,000

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6 Frant Court, Frant, Tunbridge Wells, TN3 9DW

Originally built in 1859 by Sir Stratford Canning, Viscount de Redcliffe, Frant Court is a magnificent country house set in extensive grounds. At the grand age of 86 Sir Stratford Canning an eminent diplomat and Ambassador to St. Petersburg became resident at Frant Court and lived there until his death. Documents written at the time give a flavour of the grandeur and majesty of the house in its early days. The house remained in the Canning family until the last of Stratford de Redcliffe's sisters died and the house was subsequently purchased by Miss Thornton, a local spinster who spent huge sums of a new wing and also transformed the nature of the house into that of the 'Arts and Crafts' style including a woodland garden by the eminent Gertrude Jekyll. Since then, it has had various owners but time has not diminished any of its former splendour.

The country house was later re-modelled into a series of apartments and further town houses were added, all set within the beautiful communal grounds of approximately 9 acres which include a tennis court. The property itself is on the ground floor and enjoys a spacious living/dining room, a further kitchen/breakfasting room, two bedrooms with en-suite facilities, a separate cloakroom and a third bedroom/study. It also has the advantage of two parking spaces within the grounds.

Entrance door into:

COMMUNAL HALLWAY:

Private apartment entrance into:

INNER HALL:

Built-in store cupboard housing electric consumer unit, carpet.

'L' SHAPED HALLWAY:

Window to front with views over the grounds, built-in store cupboard, carpet.

CLOAKROOM:

Wall mounted wash hand basin, low level WC, part tiling to walls, radiator, carpet, extractor fan.

SITTING ROOM:

A spacious and bright room with two windows to front, double doors into the hall way, two radiators, carpet.

KITCHEN/BREAKFAST ROOM:

A good range of wall, base and drawer units with inset one and a half bowl sink and drainer with mixer tap. Built-in fridge/freezer, dishwasher and washing machine. Inset double oven with gas hob and extractor fan over. Concealed wall mounted gas central heating boiler, part tiling to walls, vinyl flooring, radiator, downlights. Large window to side.

MASTER BEDROOM:

A good sized double bedroom having double aspect with two built-in wardrobes, two radiators, carpet.

EN-SUITE:

A suite comprising panelled bath with handheld shower attachment, low level WC, pedestal wash hand basin. Part tiling to walls, laminate flooring, heated towel rail, downlights.



BEDROOM:

A further double bedroom with double aspect, radiator, carpet.

EN-SUITE:

Fitted with a pedestal wash hand basin, corner shower cubicle, low level WC. Part tiling to walls, laminate flooring, heated towel rail, downlights, extractor fan. Built-in airing cupboard housing hot water tank.

BEDROOM/STUDY:

A single bedroom or study area with window to front, radiator, carpet.

OUTSIDE FRONT:

To the front of the property there are two allocated parking spaces in a tandem style.

SITUATION:

The property is centrally located in Frant village. The village offers a well regarded primary school, a railway station at nearby Bells Yew Green (just under 2 miles away), a general village store, two popular village pubs and good access to open areas of Wealden countryside. More comprehensive shopping facilities are available in Tunbridge Wells which is approximately four miles distant. Tunbridge Wells offers the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianised precinct. It also has two main line stations offering fast and frequent services to both London termini and Hastings on the south coast. In general, the East Sussex/Kent area is well served with good schooling, both state and independent for children of all ages. Tunbridge Wells has a host of recreational facilities, local parks, two theatres and is rightly renowned for its architecture and for The Pantiles. The larger village of Wadhurst is approximately three miles away with further main line railway station and a fuller mix of independent retailers, two supermarkets and both primary and secondary schools.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 Years From 1 January 2001

Service Charge - currently £2645.00 per year

Estate Charge - currently £1665.00 per year

No Ground Rent

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

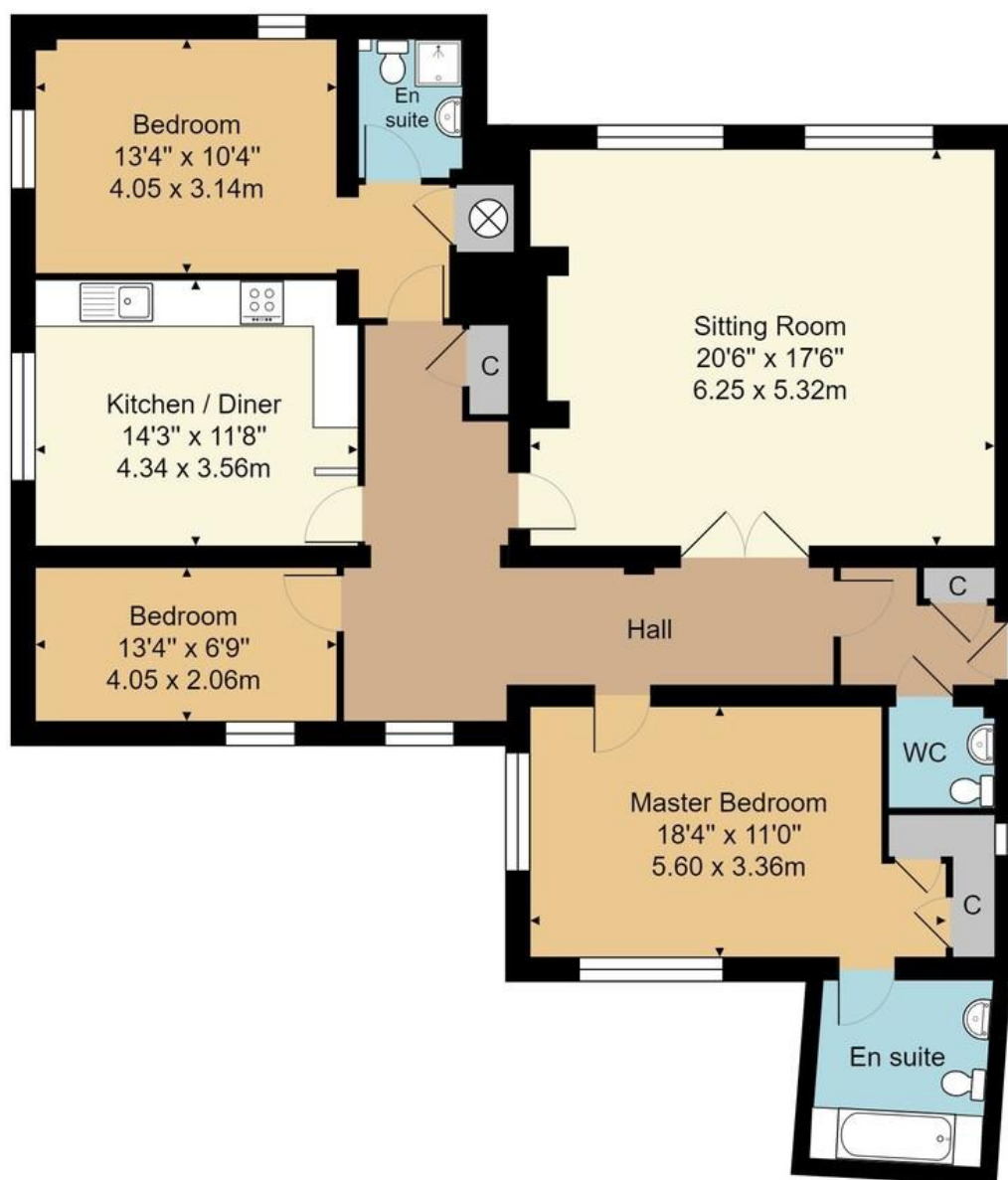
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Approx. Gross Internal Area 1437 ft² ... 133.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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