



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**The Hollows, Frittenden, Cranbrook, TN17 2DD**  
**Guide Price £1,000,000 to £1,100,000**  
**Call us today on 01580 763278**



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



A striking four-bedroom detached family home boasting many period features, three reception rooms and conservatory, positioned on a generous plot with a rural outlook in the pretty village of Frittenden and within the Cranbrook School catchment area.

Built in 1991 but with a traditional Victorian appearance and many authentic features, the accommodation is stylishly presented to complement its design. It offers an attractive entrance hall leading to a double aspect sitting room with feature fireplace and log burning stove. An adjacent doorway from the hall leads to a study overlooking the front garden. From which, double doors lead to a spacious conservatory providing a superb area for entertaining whilst enjoying views over the garden and beyond, with further doors leading onto the terrace.

The hall also leads on to a double aspect dining room with views over the rear garden, a useful utility room with access to the ground floor WC and a bright double aspect kitchen fitted with a range of traditional style wall and base units, including a Rangemaster range cooker, integrated fridge freezer and dishwasher. French doors lead out to the terrace with covered pergola.

Stairs lead up to the first floor and onto the master bedroom with ensuite shower room, three further bedrooms of generous proportions and the family bathroom with walk in shower, bath, WC and wall mounted sink with vanity unit beneath.

Externally the property is approached by an approximately 100ft gravel driveway with a five bar gate and offers ample parking and turning space with access to the single garage. The garage has a large storage space which has the potential for conversion to an office. A pathway leads to the covered porch. The spacious front garden features a range of mature shrubs and hedging with planted beds and lawn areas and a picket fence with a gate leading through to the rear garden.

To the rear, the garden is a real feature of the home and wraps around the property whilst offering a stunning outlook beyond and capturing the pretty village church to the front. Predominantly laid to lawn, there are a variety of planted beds with established hedgerow borders and a pergola entwined with attractive covering.

Services. Oil central heating, mains electricity and mains drainage.

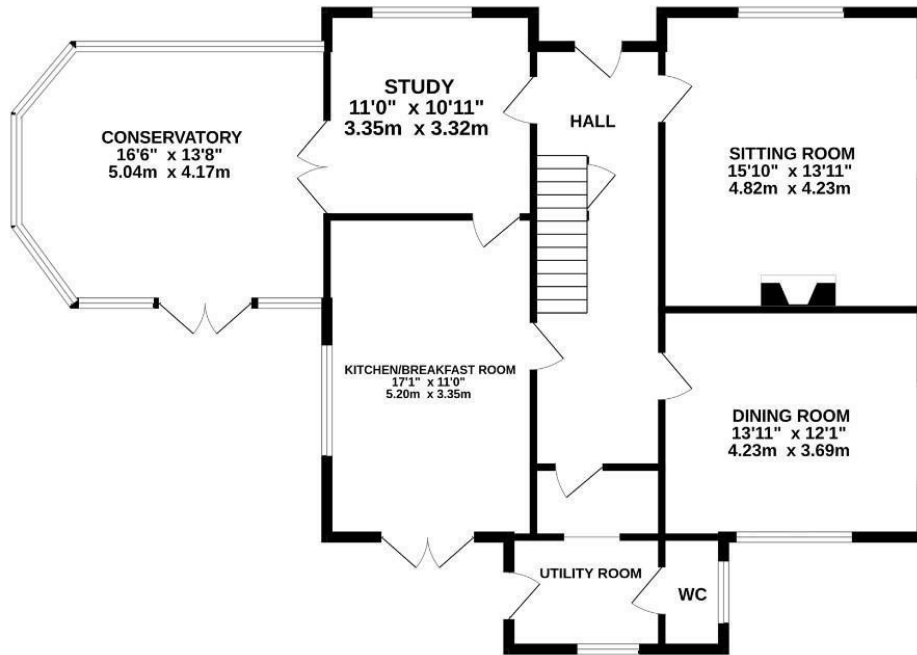
The Hollows is located in the pretty village of Frittenden, positioned between Staplehurst and Cranbrook, which offers a public house, church and primary school, within the catchment area for the renowned Cranbrook School.

A short drive away is the market town of Cranbrook, one of the most picturesque small towns in the Weald renowned for its eclectic mix of shops, cafes, restaurants, boutiques and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

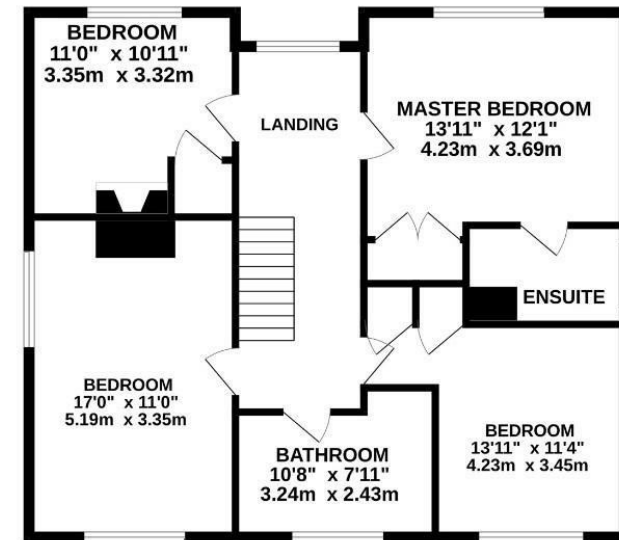
The property is also located within easy access to the picturesque tree-lined High Street of Tenterden. This town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. The area boasts many other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The nearby A21 offers excellent links to the motorways and the mainline station at Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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