



'Our Focus Determines Your Reality'



Biddenden Road
Frittenden
Kent
TN17 2EL



Entrance Hall * Sitting Room * Dining Room
Kitchen/Breakfast Room * Lean-to/Utility Room * Cloakroom

Principal Bedroom * Two Further Bedrooms
Family Bathroom

Well-kept Mature Garden * Garage * Driveway Parking



ATTRACTIVE DETACHED SINGLE ROUNDEL OAST

This attractive single roundel oast occupies a slightly elevated position on the outskirts of the sought-after village of Frittenden. In need of some updating, the detached oast sits in just under half an acre of well-kept, mature garden with stunning views across the adjoining countryside.

The accommodation consists of an entrance hall, a double aspect sitting room with fireplace and doors to the garden, a roundel which is currently used as a dining room, a kitchen/breakfast room with pantry and a cloakroom on the ground floor; there is also a lean-to attached to the kitchen which acts as a utility room.

On the first floor there is a double aspect principal bedroom with access to boarded eaves storage, a double bedroom in the roundel, a further bedroom and a family bathroom.

Outside the driveway provides parking and leads to the attached garage. There is lawn to the front of the oast and to the rear the delightful garden is laid predominantly to lawn bordered with mature hedging and established planting, there is a summer house and garden store, amounting in all to just under half an acre.



FRITTENDEN AND CRANBROOK

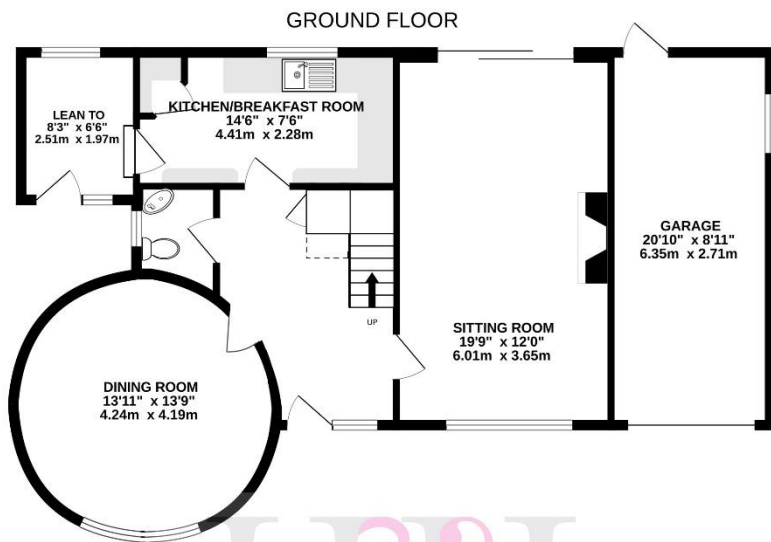
The picturesque village of Frittenden offers a Pub, Church, and Primary School and is a short drive to Cranbrook. The Wealden town of Cranbrook renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. is the nearest town for shopping facilities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, and Dulwich Prep School. More details can be obtained by visiting the website www.kent.gov.uk.

The mainline stations at nearby Staplehurst and Headcorn offer trains to London.





TOTAL APPROXIMATE INTERNAL FLOOR AREA INCLUDING GARAGE BUT EXCLUDING EAVES STORAGE 1,602.75 SQ. FT. (148.95 SQ. M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)
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.
Made with Metropix ©2023



SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: F – full details available on request.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com