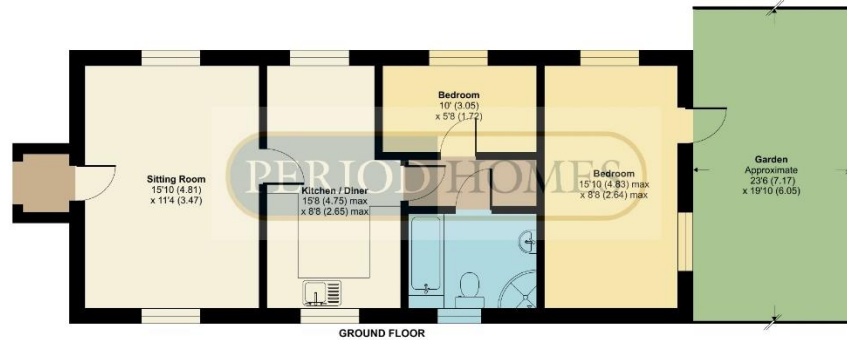


**Old Forge Chapel, Sand Lane, Frittenden, Cranbrook, Kent, TN17**

Approximate Area = 609 sq ft / 56.6 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richscem 2024. Produced for Simon Miller & Company. REF: 1058735.



# OLD FORGE CHAPEL

SAND LANE

FRITTENDEN

TN17 2BA

GUIDE PRICE £375,000 - £385,000

FREEHOLD

EPC REPORT:



**VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS**

**Agents note:** All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



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This detached, unlisted former Chapel has been lovingly renovated by the current owners to create an attractive and comfortable single storey home with weatherboard exterior. Benefitting from electric central heating, the property offers sitting room, kitchen/dining room, two bedrooms and low maintenance courtyard gardens, with gravel parking area for two cars beside.

#### Property Features

- Unique Detached Former Chapel
- Presented In A Beautiful Condition Throughout
- Sitting Room
- Kitchen/Dining Room
- Two Bedrooms
- Four Piece Bathroom
- Parking For Two Cars
- Courtyard Gardens



The covered porch leads you into the cosy dual aspect sitting room, with its vaulted ceiling and feature high level window to the front, with wood striped floor and feature wood burning stove. A doorway from here leads into the kitchen/dining room, again with vaulted ceiling and dual aspect windows and its range of wall and base units with wooden work surfaces over, built in oven and electric hob and sink with mixer tap. From here, the inner hallway leads to the luxurious four piece bathroom suite and the two bedrooms, the principal to the rear with dual aspect window, vaulted ceiling and glazed door leading onto the courtyard gardens.

Outside, the enclosed courtyard garden offers paved and gravel areas with gravel bed beside, outside tap and flower and shrub beds with picket gates leading to the drive, providing parking for two cars. The front garden is enclosed with a white picket fence, with paved pathway to the front door with gravel and flower beds beside.

The beautiful village of Frittenden offers a pub, church and local primary school and is only a short drive to the larger village of Headcorn, with its range of independent shops, cafes and restaurants, Sainsburys Local, as well as doctors surgery, and two village halls, offering a variety of social clubs and activities. There is also a mainline train station offering regular services into London.

MATERIAL INFORMATION: Freehold, Council Tax Band (D), EPC Report (E)

