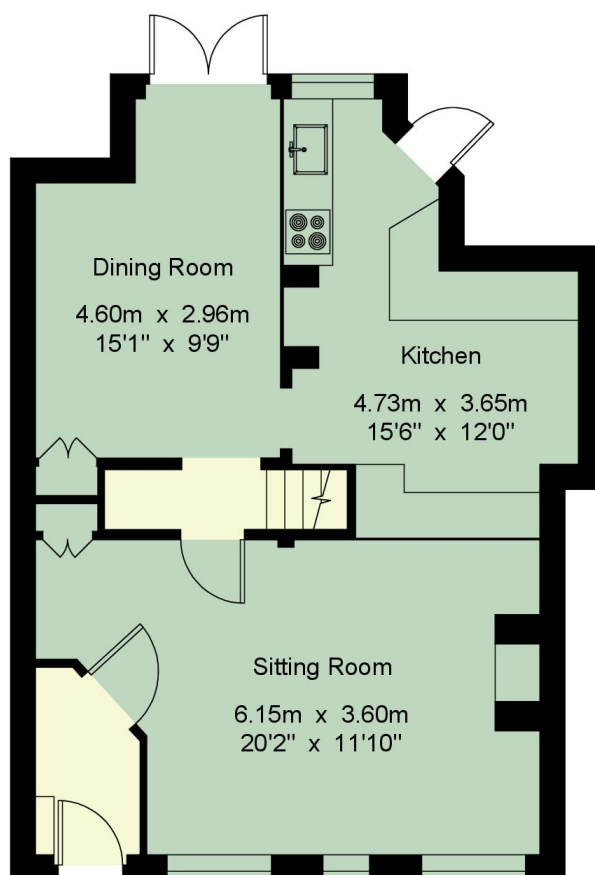
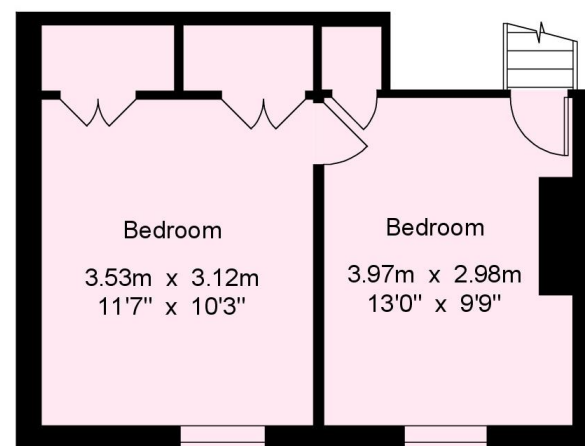




Ground Floor



Lower First Floor



Upper First Floor



Carrick Cottage, 5 High Street

Frant, Tunbridge Wells, TN3 9DT

SUMNER PRIDHAM

Carrick Cottage

House - Gross Internal Area : 111.9 sq.m (1204 sq.ft.)



For Identification Purposes Only.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

A charming double fronted Grade Two Listed Cottage beautifully decorated and located in the centre of the picturesque and highly sought after Frant village. Well proportioned rooms retaining period features include a stunning dining room with exposed wall and ceiling timbers out to a sheltered sunny Garden. Frant main line station 1.3 miles. Pantiles Tunbridge Wells 2.5 miles.

Canopy Porch, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Three Double Bedrooms, Bath/Utility Room, plus separate WC, Gas Fired Central Heating, Garden

Guide price £625,000 Freehold





Property Description

- ◆ A beautifully presented double fronted period cottage in the centre of Frant Village.
- ◆ Popular High Street location close to Frant green family friendly George public house church general store and primary school.
- ◆ Good size reception rooms include a dining room with exposed wall and ceiling timbers plus ornate French doors out to a sheltered sunny garden.
- ◆ Open and working fireplace in the sitting room.
- ◆ Painted wrought iron fence with gate and path leading to the front door, well stocked front garden.
- ◆ Period canopy porch with lantern light to side panelled front door with attractive brass furniture.
- ◆ Hall with coat hanging rail electric and gas meter cupboards and a multi painted glass door with brass finger plate leads into the sitting room.
- ◆ Three sets of windows to the front overlooking the front garden and High Street beyond also includes a stained glass lead light window.
- ◆ Open and working fireplace with timber overmantel and tiled hearth display shelves in recess to side.
- ◆ Useful built-in shelved cupboard multi painted inner glass door with brass furniture to an inner hall.
- ◆ Feature dining room with attractive exposed ceiling and wall timbers and ornate French doors out to garden.



- ◆ L shaped kitchen breakfast room with window and door to garden, is fitted with solid wooden worktops surrounding butlers sink, dishwasher beneath tiled splashback, stoves gas hob with electric oven beneath.
- ◆ Breakfast bar and further worktops fitted with three cutlery and six saucepan drawers beneath, built-in pantry cupboard with pull-out metal racks fridge/freezer and access to understairs cupboard.
- ◆ Staircase from the inner hall leads to the first floor landing and cupboard housing tall hot water tank.
- ◆ Double bedroom 1 features a tall ceiling and windows overlooking the rear garden and beyond. Painted exposed wall timbers and deep built-in wardrobe cupboard.
- ◆ Double bedroom 2 is a good size room casement windows overlooking the High Street and a built-in shelf cupboard.
- ◆ Double bedroom 3 is a well proportioned room casement windows to the front overlooking High Street and built-in double wardrobe cupboard a further deep built-in shelved cupboard.
- ◆ The bath/utility room is fitted with a walk-in shower with glass partition, Grohe shower unit, pedestal wash basin, low-level WC, and purpose-built cupboard housing washing machine, casement window to rear.
- ◆ Separate WC fitted with low-level WC, pedestal wash basin, casement window, and heated towel rail.

Outside

- ◆ One of the features of Carrick cottage is its pretty setting in the centre of front village set back from the High Street with its own well established front garden.
- ◆ There is a delightful rear garden which enjoys the afternoon sun and a high degree of privacy with access from both the kitchen breakfast room and dining room.
- ◆ The garden is arranged with a number of seating and outside dining areas with mature borders many of which are evergreen ensuring all year round protection

Location.

- ◆ Frant is a village two and a half miles south of the Pantiles, Tunbridge Wells with its own primary school, general store two public houses, church, village Hall and green and surrounded by rolling countryside.
- ◆ Frant mainline station is 1.3 miles distant.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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