



Lambert & Foster



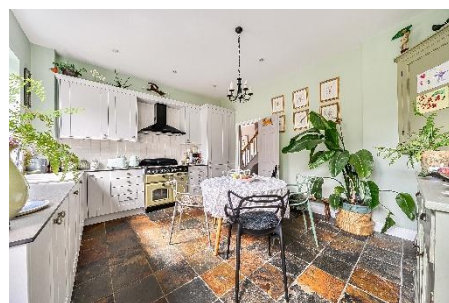
WYSTERIA

MILL LANE | FRITTENDEN | KENT | TN17 2DR

A charming, rear portion, of a Victorian village house, providing character, extended and practical four bedroom (master bedroom with an en suite bathroom), two reception room, family accommodation with ample natural light, complemented by a part walled, established rear garden and gravelled parking for 2/3 vehicles, all occupying a convenient, central village location, set off Mill Lane. Cranbrook School catchment area.

Guide Price £725,000
FREEHOLD





WYSTERIA

MILL LANE, FRITTENDEN, KENT, TN17 2DR

Wysteria is an attached, character residence, presenting predominately brick elevations with some weatherboarding set with predominantly, replacement sympathetic, UPVC double glazed windows and some timber framed single glazed sash windows, beneath a pitched tiled roof. The well proportioned, extended, accommodation is arranged over three floors, including features indicative of the period namely square rooms, high ceilings, tall windows and picture rails. In more detail, reception hall with tiled floor, useful open understairs storage area, panelled doors, leading off to a cloakroom, fitted with a traditional white suite. A delightful, double aspect sitting room has a feature stone fireplace housing a wood burning stove on a raised hearth, French windows open out onto the sun terrace enjoying a pleasant outlook over the mature rear garden. A second reception room comprises a study/TV room also enjoying a pleasant aspect to rear across the garden. The kitchen/dining room is comprehensively fitted with an excellent range of cupboards and work surfaces, tiled splashbacks, inset 1 1/2 bowl ceramic sink unit with mixer tap over. A Rangemaster cooker with Rangemaster filter hood over forms the focal point, complemented with integrated appliances including fridge /freezer, dishwasher, slate tiled floor and aspect to side. A door leads to a useful utility cupboard with space and plumbing for washing machine and a window to side.

From the first floor landing, panelled doors lead off to the main bedroom, with fitted wardrobes to one wall, an aspect to side enjoying elevated views extending out to the North Downs, a door and stairs down to an en suite bathroom, fitted with a traditional white suite including a panelled bath and access to useful under eaves storage, roof line window to rear. Bedroom two has an aspect to side with rooftop views, bedroom three has a built-in wardrobe. A family bathroom is fitted with a traditional white suite, including a panelled bath with part tiled surround, heated towel rail, built-in airing cupboard and roofline windows to rear. From the first floor landing a rise of stairs to second floor bedroom four, with fitted children's wardrobe and roofline windows.

Outside, a shared open access on to gravel parking for approximately 2/3 vehicles. A wooden gate provides access to the part walled, rear garden complementing the accommodation well, laid to lawn with well stocked borders a paved sun terrace, established trees include willow and fig. A brick path leads up to a timber garden shed with outside water tap.



- A character, rear portion of Victorian village house
- Sitting room with feature stone fireplace housing a wood burning stove
- Television room/study
- Fitted kitchen/dining room with utility cupboard
- Four bedrooms including a main bedroom with an en suite bathroom

- Family Bathroom
- Predominately UPVC double glazing and oil fired central heating
- Part walled rear garden and gravel parking for 2/3 vehicles
- Central village location
- Cranbrook School catchment area

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: includes.curving.claw

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** E (50)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Wysteria, Mill Lane, Frittenden, Cranbrook, TN17 2DR

Approximate Area = 1534 sq ft / 142.5 sq m

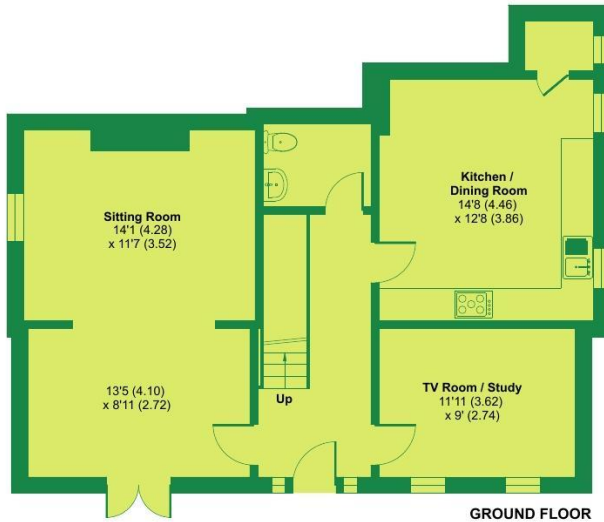
Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 1561 sq ft / 145 sq m

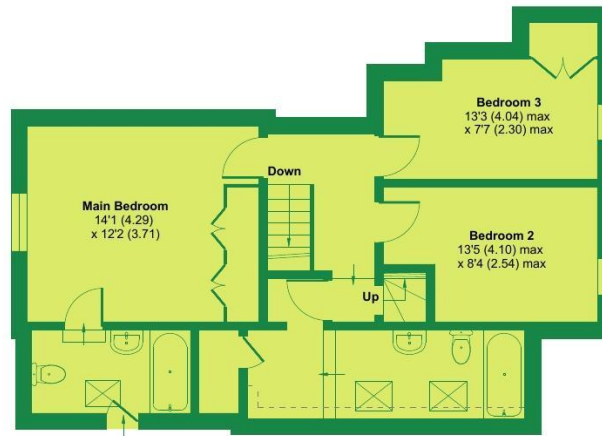
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Lambert and Foster Ltd. REF: 1497606

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