26 Warren Ridge, Frant, Tunbridge Wells, TN3 9EE

£670,000

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An exceptional and beautifully presented four-bedroom family home in the highly sought-after village of Frant, combining stylish contemporary interiors with wonderful countryside surroundings. The property boasts a stunning open-plan kitchen/dining/family room, separate sitting room with log-burning stove, principal bedroom suite, generous rear garden with far-reaching countryside views and off-road parking. Ideally positioned close to a well-regarded village primary school, local amenities and within a short drive of Frant mainline station.

Location
26 Warren Ridge is ideally positioned within the highly sought-after village of Frant, a picturesque and welcoming community surrounded by beautiful countryside yet conveniently close to Tunbridge Wells. The village offers an excellent range of everyday amenities, including the well-regarded Frant Church of England Primary School, which is approximately 400 metres from Warren Ridge, together with a local convenience store and Post Office and a village hairdresser.

Frant is also home to two fantastic traditional pubs, The George Inn, overlooking the village green, and The Abergavenny Arms, both offering food and a welcoming village atmosphere.

For commuters, Frant mainline station, situated at nearby Bells Yew Green, is just a short drive away and provides regular rail services towards London Bridge, Waterloo East and Charing Cross. The vibrant spa town of Royal Tunbridge Wells is also only a few miles away, offering a comprehensive selection of shops, restaurants, leisure facilities and further schooling.

Description
An impressive and beautifully presented four-bedroom family home, occupying a desirable position within the sought-after village of Frant and enjoying wonderful far-reaching countryside views to the rear. Extending to approximately 1,297 sq. ft., the property has been thoughtfully extended and stylishly modernised to create a superb contemporary home arranged over three floors.

The real centrepiece is the exceptional open-plan kitchen/dining/family room, which has been designed with both family life and entertaining in mind. Measuring over 18ft in width, this fantastic space features an extensive range of contemporary fitted cabinetry, a substantial central island with breakfast-bar seating and generous areas for both dining and relaxing. A large roof lantern floods the room with natural light, while bi-folding doors open directly onto the rear terrace and garden, creating an excellent connection between the indoor and outdoor spaces.

To the front is a separate and beautifully presented sitting room, featuring bespoke fitted cabinetry and shelving together with a log-burning stove, creating a comfortable and inviting reception space. The ground floor is completed by an entrance hall and convenient cloakroom/WC.

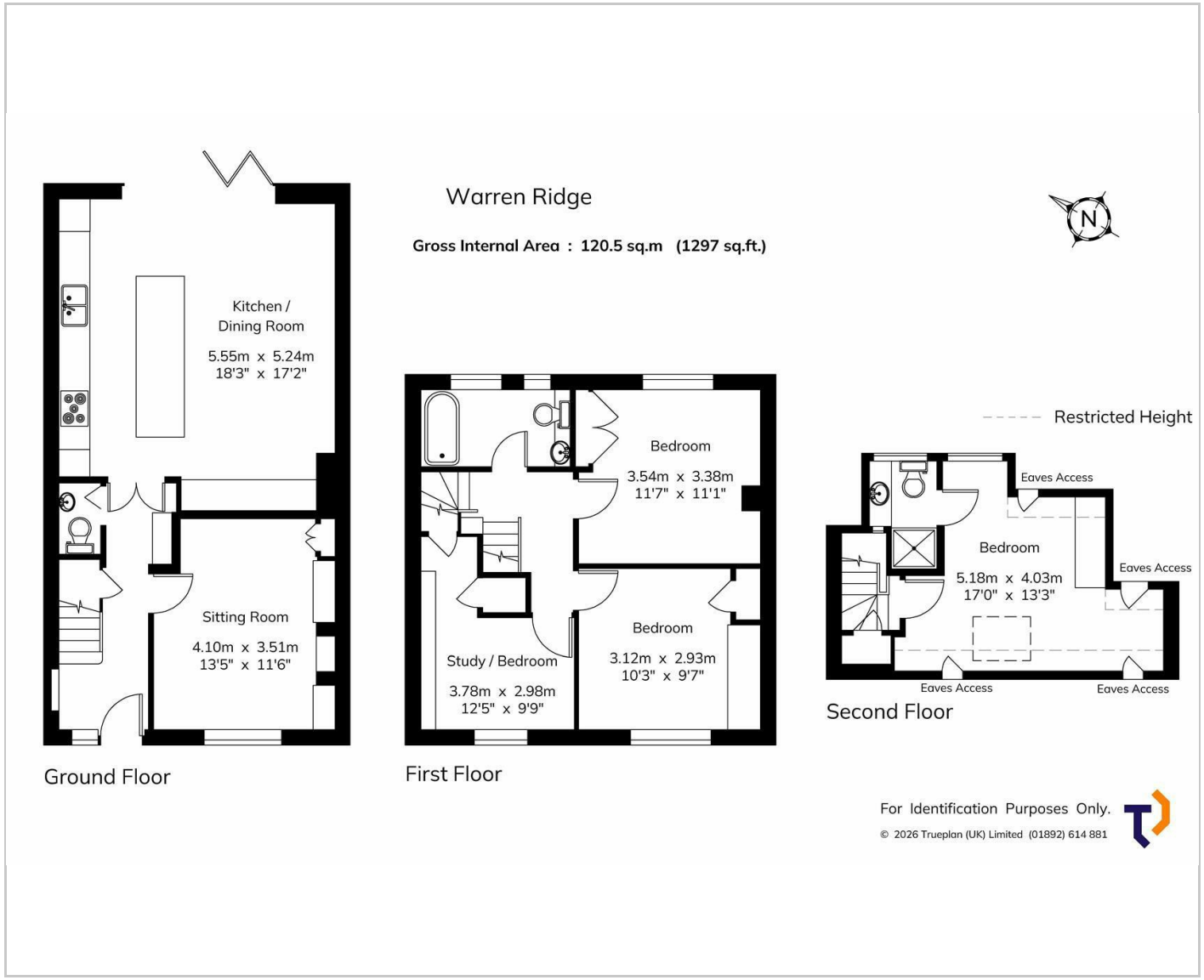
On the first floor are three versatile bedrooms, one of which is currently arranged as a home office/study, making it particularly well suited to modern family life and home working. A stylish family bathroom serves this floor.

The second floor has been converted to provide a superb principal bedroom suite, with a generous bedroom measuring approximately 17ft x 13ft and useful built-in eaves storage. This floor also benefits from its own contemporary shower room, creating an excellent private space away from the remainder of the accommodation.

Externally, the property enjoys a private driveway providing off-road parking to the front. To the rear is a generous and established garden, predominantly laid to lawn with mature boundaries, a useful garden shed and a paved terrace immediately adjoining the house, ideal for outdoor dining and entertaining. The elevated position also provides beautiful open views across the surrounding countryside, adding considerably to the property's appeal.

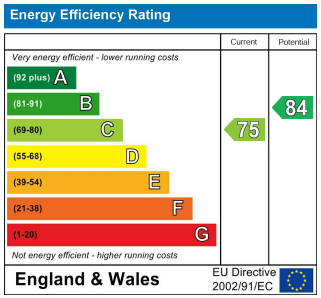
Council Tax Band: D

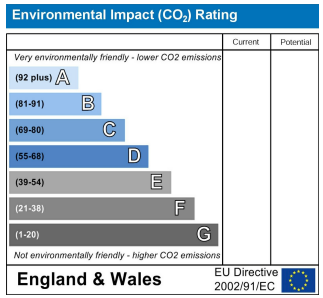
Floor Plans



Area Map

Energy Performance Graph





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