



'Our Focus Determines Your Reality'



Dig Dog Lane
Frittenden
Kent
TN17 2AX



Entrance Hall * Sitting Room * Dining Room * Study
Kitchen * Utility/Cloakroom
Ground Floor Principal Bedroom, Ensuite

Two Double Bedrooms * Further Bedroom with access to Storeroom
Family Bathroom

Garden and Woodland Just Under 3 Acres
Double Garage * Various Outbuildings * Driveway Parking



DETACHED CHALET BUNGALOW IN NEED OF COMPLETE MODERNISATION

Sitting in just under 3 acres of garden and woodland in the sought after village of Frittenden, and with far-reaching countryside views; this detached chalet bungalow provides flexible well-proportioned accommodation but needs complete modernisation. There is a double garage and several outbuildings which could possibly provide development opportunities subject to the necessary planning permissions.

The accommodation consists of an entrance hall, a double aspect sitting room, a dining room, study, kitchen with door to outside and a utility/cloakroom; completing the ground floor there is a principal bedroom with ensuite shower room.

On the first floor there are two double bedrooms, a further good size bedroom with access to an eaves storeroom and a family bathroom.

Outside a gated drive leads to a double garage and provides off-road parking. The garden wraps around the property and is laid predominantly to lawn interspersed with a variety of mature trees, a terrace and established flower and shrub beds. Adjoining the garden there is approximately 1.5 acres of woodland. There are a number of outbuildings within the grounds.



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

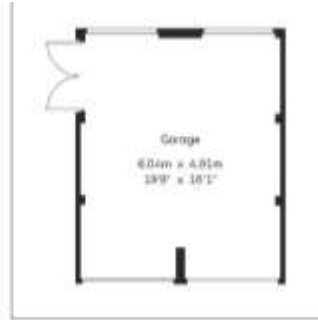
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, St Ronans, and Dulwich School. More details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

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

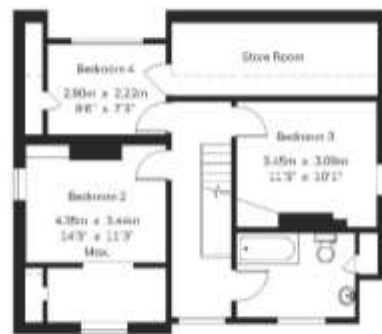


Graylands

House - Gross Internal Area : 182.7 sq.m (1,966 sq.ft.)
 Garage - Gross Internal Area : 29.3 sq.m (315 sq.ft.)



Ground Floor



First Floor

Restricted Height



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SERVICES

Mains electricity and water. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: D

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



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