



'Our Focus Determines Your Reality'



Dig Dog Lane  
Frittenden  
Kent  
TN17 2AX



Entrance Hall \* Open-Plan Kitchen/Dining/Sitting Room  
Cloakroom

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Principal Bedroom \* Two Further Double Bedrooms  
Family Bathroom

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Attractive Enclosed Garden \* Ample Off-Road Parking



## ATTRACTIVE ATTACHED FAMILY HOME

This attractive property has recently undergone extensive renovation and remodelling to provide a comfortable family home. The addition of an extension has allowed for the bathroom to move upstairs, a well-proportioned open-plan kitchen/dining/sitting room and a third double bedroom.

The accommodation consists of an entrance hall, a double aspect open-plan kitchen/dining/sitting room with doors to the terrace, a fireplace and a log burning stove; completing the ground floor there is a cloakroom.

On the first floor there is a principal bedroom with built-in storage, two further double bedrooms and a family bathroom.

Outside, a brick driveway provides ample off-road parking bordered with close slat wooden fencing, a gate opens into an enclosed garden, laid to lawn with areas of paved terracing and well-established flower and shrub borders, and a garden store.

The property is situated on the outskirts of the much sought after village of Frittenden, in a semi-rural, country lane position.



## FRITTENDEN AND CRANBROOK

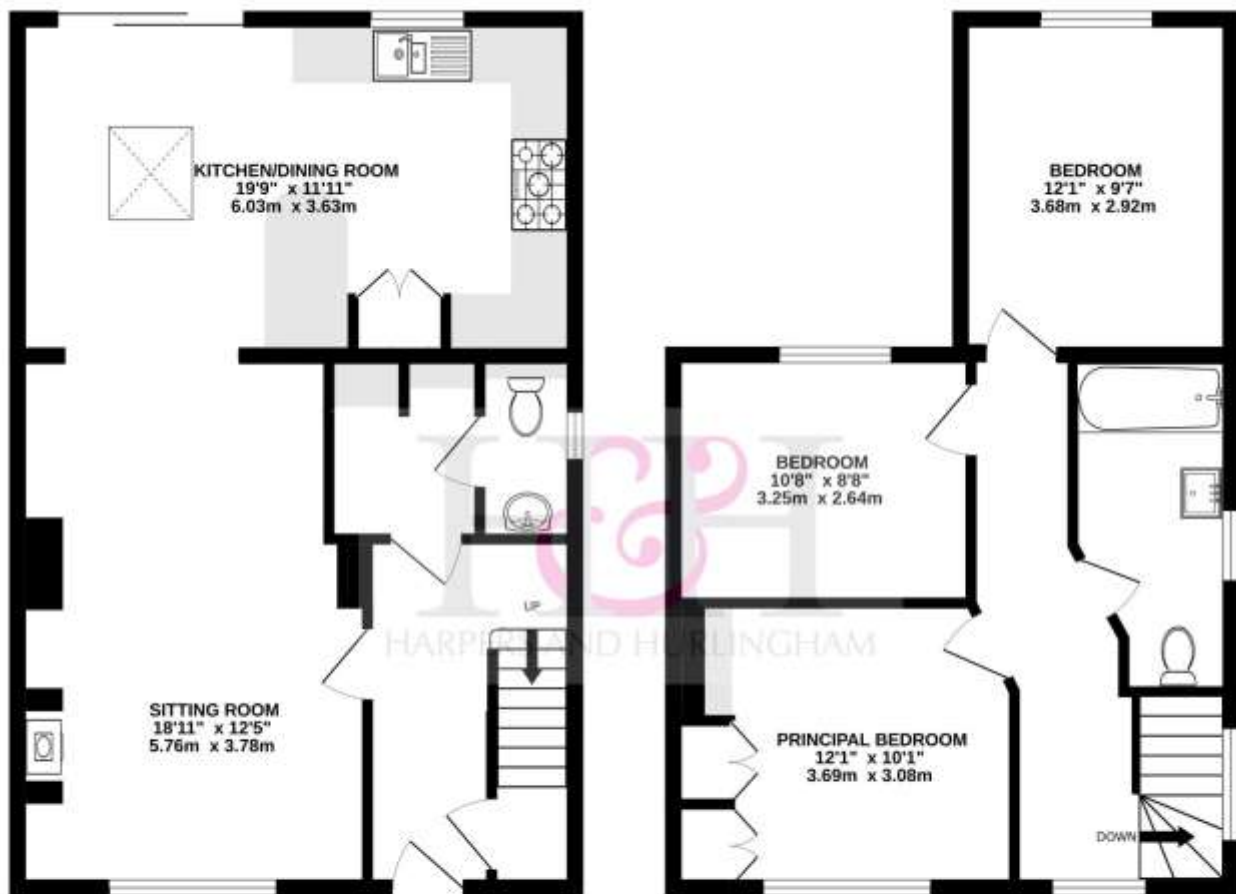
The picturesque village of Frittenden offers a Pub, Church, and Primary School and is a short drive to Cranbrook. The Wealden town of Cranbrook renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. is the nearest town for shopping facilities. Dominating the town is the stone church 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](http://www.kent.gov.uk).

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





TOTAL APPROXIMATE INTERNAL FLOOR AREA 1118.4SQ.FT.(103.9SQ.M.)  
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements  
 of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,  
 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any  
 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee  
 as to their operability or efficiency can be given.  
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## SERVICES

Mains electricity and water. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band C

EPC Rating: C

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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