

RADFORDS

ESTATE AGENTS

Country Homes

Detached period house with equestrian facilities, set in approximately 5 acres including stabling and storage.
Cranbrook School Catchment Area

**KEEPERS LODGE
GRANDSHORE LANE
FRITTENDEN
KENT
TN17 2DD
£975,000 FREEHOLD**



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KEEPERS LODGE, FRITTENDEN, KENT, TN17 2DD

AN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA SET IN APPROXIMATELY 5 ACRES

RECEPTION HALL, DRAWING ROOM, DINING ROOM, STUDY/WINE ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, UTILITY AREA, CLOAKROOM, SPACIOUS LANDING, MAIN BEDROOM WITH ENSUITE AND DRESSING AREA, THREE FURTHER BEDROOMS, FAMILY BATHROOM, SET IN BEAUTIFULLY LANDSCAPED GARDENS, PADDOCKS AMOUNTING TO APPROXIMATELY 5 ACRES (UNMEASURED) WITH STABLING AND STORAGE. AN IDEAL EQUESTRIAN PROPERTY.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Frittenden take the Cranbrook Road and after leaving the village the property will be found on the corner of the junction into Grandshore Lane situated on the right.

DESCRIPTION

Historically Keepers Lodge was exactly that and over the years was extended and became known as Grandshore House. During the tenure of the present owners, the house reverted back to its original name. The property is an outstanding example of a quality family house with various reception rooms and has been maintained to a high standard. Replacement windows have been installed over the years and full oil-fired central heating installed. Many of the unique and original features have been maintained including a unique cubby hole within the dining room and an original well forms part of the terrace area to the rear.

The property would ideally suit a horse lover having four paddocks offering approximately 5 acres (unmeasured) of pasture with stabling, storage barn area and secure back storage container.

Frittenden is a hamlet, situated approximately four miles from the lovely Wealden town of Cranbrook where there is an excellent range of local shopping facilities. There is a main line train service at Staplehurst village, also approximately two miles distant, with fast and frequent trains to London and the coast. Charing Cross and Cannon Street are approximately 55 minutes. There are good educational facilities in the area, the property falls within the Cranbrook School catchment area and there is a primary school within the town itself. Additional educational facilities are at Sutton Valance and Bethany School at Goudhurst. The County Town of Maidstone and Tunbridge Wells are both within easy reach and there is good access to the motorway network.

An internal inspection is highly recommended to appreciate all that is on offer.



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The accommodation comprises:

ENTRANCE PORCH

Traditional front door opening through to:

ENTRANCE HALL

L-shaped. Window to rear. Quarry tiled flooring with additional parquet flooring. Four radiators. Fitted wall lights. Useful understairs cupboard.



SITTING ROOM

Two windows to front. Feature open fireplace with timber mantle. Interesting and historical cupboard adjoining fireplace. Radiator. Wall light points. Double doors opening through to:



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CONSERVATORY

Quarry tiled flooring. Built on quality brick base with lovely outlook onto the terrace.



DINING ROOM

Window to front. Radiator. Exposed beams. Parquet flooring. Traditional Claygate brick style fireplace. Built in dresser unit. Wall light points.



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STUDY

Steps leading down. Window to front. Two radiators. Fitted carpeting. Exposed beams. Built in cupboard. Door opening through to useful wine cupboard/storage area.



KITCHEN/BREAKFAST ROOM

Spacious, and the breakfast area is a former conservatory. Fitted out with quality range of base and eye level units with inset single drainer sink unit. Integrated dishwasher. Hotpoint induction hob with extractor hood over. Tiled splashbacks. Traditional two plate oil-fired AGA with extractor hood over. The breakfast area has a window to front and door opening to garden.



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INNER HALLWAY

Door off to:

PANTRY

Additional shelving and cupboards. Mesh window.

UTILITY AREA

Window to side and door opening to garden area. Fitted out with base and eye level units with stainless steel single drainer sink unit. Space and plumbing for washing machine and tumble drier. Handmade units. Radiator.

CLOAKROOM

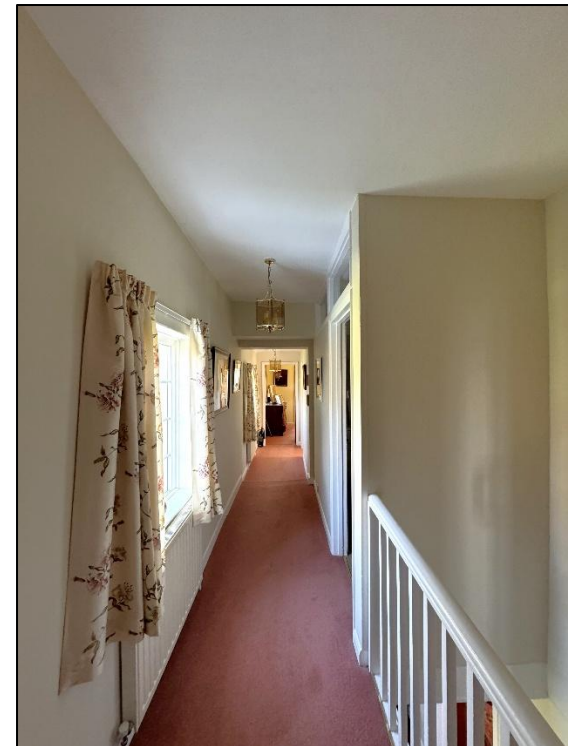
Window to side. WC. Hand wash basin. Half-tiled walls. Radiator.

STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Spacious with access to loft area. Two windows to rear. Airing cupboard with hot water tank and shelving. Two radiators.



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MAIN BEDROOM

L-shaped. Double aspect with windows to front and rear. Fitted carpeting. Two radiators. Dressing area fully fitted out with hanging space and units. Access to loft area. Door opening through to:



BEDROOM 2

Double aspect with window to front and side. Radiator. Triple wardrobe cupboards and single cupboard.



ENSUITE

Double aspect with window to side and rear. Useful shelved linen cupboard. Spacious walk-in shower with power shower. Twin hand wash basins fitted in vanity unit. Fitted carpeting. Chrome heated towel rail.

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BEDROOM 3

Window to front. Radiator. Fitted carpeting. Two wall lights. Two built-in wardrobe cupboards.



BEDROOM 4

Window to front. Radiator. Fitted carpeting.



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FAMILY BATHROOM

Tiled splashbacks. Panelled bath with shower screen and fitted shower. WC. Hand wash basin. Chrome heated towel rail (with electric option for hot weather). Access to loft area.



OUTSIDE

The property is approached through five-bar gates opening on to driveway with parking for several cars which enjoys a secluded hedged frontage. To the side of the property is a delightful, terraced area enjoying magnificent views, a feature of which is the lovely old well. There is a boiler house housing boiler for hot water and central heating. The formal area of gardens lay mainly to the rear, laid to lawn and

hedged. There is an additional area with greenhouse, outbuilding and vegetable garden area to one side. There is an additional road access into the property through double garage. To the side of the property lays the stabling and stable yard area with loose boxes and useful storage barn area with independent access through five-bar gate. The paddock lay mainly to the rear and overall the property is set in approximately 5 acres (unmeasured).

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

EPC rating:

COUNCIL TAX

Maidstone Borough Council Tax Band F

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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GARDENS

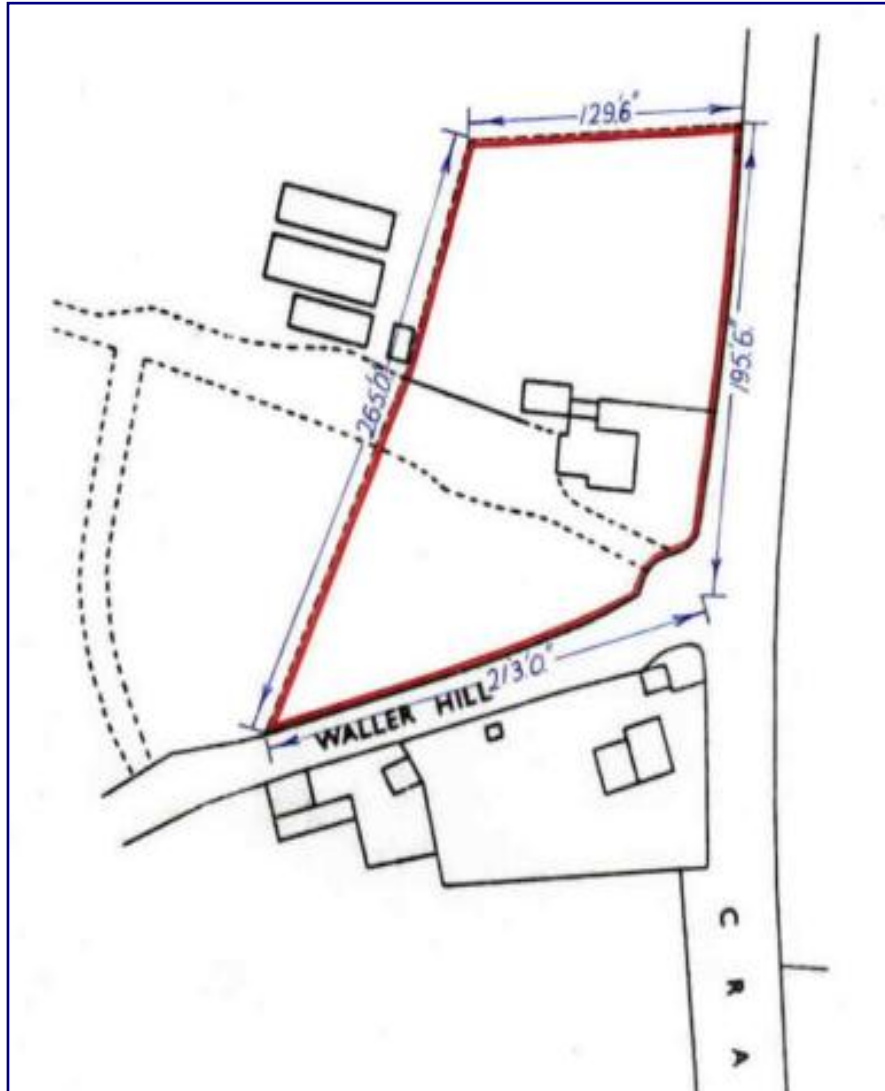


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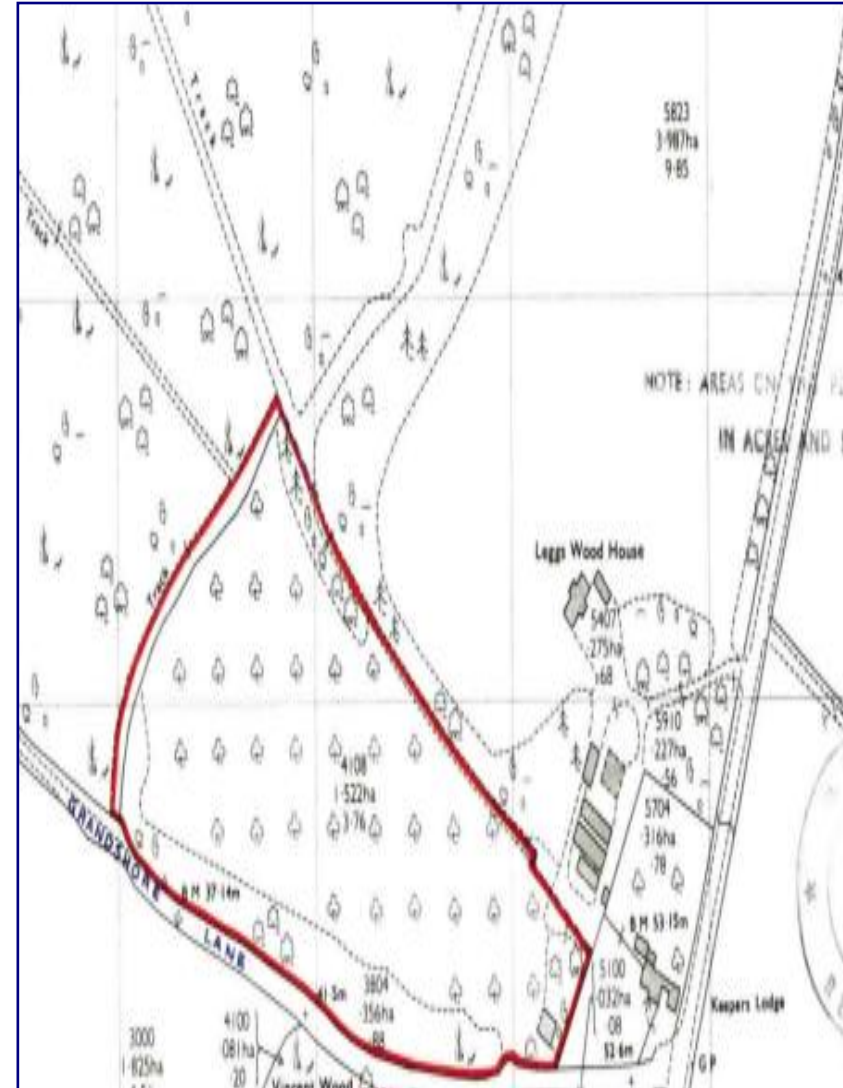
PADDOCKS AND OUTBUILDINGS



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House Title Plan



Land Title Plan

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Plan produced using PlanUp.

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