



JESSAMINE HOUSE
BIDDENDEN ROAD, FRITTENDEN, KENT, TN17 2EP



**Lambert
& Foster**

CRANBROOK 4.5 MILES | STAPLEHURST MLS 4.5 MILES | COUNTY TOWN MAIDSTONE 12 MILES

JESSAMINE HOUSE, BIDDENDEN ROAD, FRITTENDEN, KENT, TN17 2EP

A character, detached village residence, providing extended, well proportioned, four bedroom, two reception room family accommodation complemented by an established garden, ample parking for four cars, a detached double garage part converted to a studio/gym, all occupying a convenient central location within this much favoured village. Cranbrook School catchment area.

GUIDE PRICE £845,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; [lakes.announce.warthog](https://www.what3words.com/)



DESCRIPTION

Jessamine House is an individual, detached, village residence with origins dating back to circa 1890s formerly the village wheelwrights, with a Victorian and later additions. The house presents elevations of brick and UPVC weather boarding, set with UPVC double glazing beneath a pitched tiled roof. The well proportioned accommodation is arranged over two floors described in more detail as follows, entrance hall with parquet floor, opening into a triple aspect split level sitting room with sliding door out to the rear garden. A separate dining room is currently used as a home office with extensive fitted book shelving and enjoying a double aspect. The rear lobby/utility has space and plumbing for washing machine and tumble dryer with a door to the garden and to a cloakroom. The triple kitchen/breakfast room is fitted with Quartz work surfaces, Stoves range style cooker with electric ovens and Calor gas burners, integrated Whirlpool dishwasher, space and electric points for upright fridge/freezers, tiled floor, door to outside and a pleasant outlook across the garden. Arranged over the first floor, split-level landing are four bedrooms, bedroom one with useful boxroom with window, that could offer en suite potential subject to any relevant consents. A bathroom is fitted with a modern white suite with a panelled bath, integrated shower over and part tiled surround. A separate shower room is also fitted with a modern white suite.





GARDENS & GROUNDS

Outside, a gravel drive provides parking for four cars with EV charging point. A detached double garage has been converted to a studio/gym retaining a section of storage to front for lawnmower and bikes. An area of front lawned garden is planted with hydrangeas and climbing wisteria.

The rear, neatly tended garden, complements the accommodation well, also laid to lawn with paved and block paved patios, running to two sides, with established rose beds and box hedging, magnificent Magnolia tree, kitchen garden area and fruit trees including apple, pear, cherry and plum. The whole is fenced and enclosed.



FLOORPLANS

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

Jessamine House, Frittenden, Cranbrook, TN17 2EP

Approximate Area = 2210 sq ft / 205.3 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Outbuilding = 370 sq ft / 34.3 sq m

Total = 2615 sq ft / 242.8 sq m

For identification only - Not to scale





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

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

BROADBAND & MOBILE COVERAGE:

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** E (48)

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS