



WOODLAND VIEW, FRANT GREEN ROAD
FRANT, TUNBRIDGE WELLS - GUIDE PRICE £575,000 - £600,000



Woodland View

Frant Green Road, Frant,
Tunbridge Wells, TN3 9DE

**Entrance Hallway - Dining Room/Reception 2 With Wood
Burner - Study Area - Internal Lobby Area - Cloakroom -
Kitchen/Breakfast Room With Wood Burner - Lounge With
Open Fireplace - First Floor Landing - Three Double
Bedrooms - Bath & Shower Room - Enclosed Rear Garden -
Two Off Road Parking Spaces - Solar System Installed 2023**

Located in Frant, an attractive detached period property with views towards the Common and Eridge Estate with generous accommodation space, a good number of period features, two private parking spaces and recently fitted solar panels to both rooves. Each of the bedrooms have room for double beds and there is a good sized family bathroom to the first floor alongside a further cloakroom to the ground floor. Properties located in Frant have traditionally generated high interest and to this end we would encourage all parties an immediate appointment to view.

Access is via a solid wooden door with a single inset double glazed opaque panel to:

ENTRANCE HALLWAY:

Areas of recently fitted carpet, radiator, stairs to the first floor, higher level wall mounted electrical consumer unit and meters. Doors leading to:

DINING ROOM/RECEPTION 2:

Recently carpeted, radiator, cornicing. Feature recess with wooden mantle and surround and inset cast iron wood burner with further space for wood storage. Two fitted cupboards to one side of the original chimney breast, areas of exposed brick work. Period sash window to the front with fitted blind. Two steps down to:

STUDY AREA:

Quarry tiled floor, areas of wooden panelling, further areas of exposed brick work. Good space for desk and chair. Large recess - currently used as utility space - with space for washing machine and tumble dryer, areas of exposed wood work. Window to the rear.

INTERNAL LOBBY AREA:

Brick floor, areas of painted exposed brick work and areas of exposed wood work. Mezzanine level storage area with further storage space and radiator below. Partially glazed stable door to the rear gardens and solid wooden door to the kitchen. Door leading to:



CLOAKROOM:

Quarry tiled floor, areas of exposed painted brick work, wall mounted wash hand basin, low level WC, wall mounted boiler. Opaque double glazed window to the front.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with a complementary work surface and splashback tiling. Inset one and a half bowl stainless steel sink with mixer tap over. Inset 'Zanussi' electric oven, inset four ring hob with feature metro style splashback and extractor hood over. Space for large fridge/freezer. Good general storage space. Tiled floor with underfloor heating in most of the kitchen, inset spotlights to the ceiling. Two loft hatches. Space for table and chairs. Wood burner inset to an exposed brick fireplace with excellent storage space for wood and a copper to one side. Sets of casement windows to the side and a partially glazed stable door to the gardens with inset cat flap.

LOUNGE:

Carpeted, two radiators, various media points. Excellent space for lounge furniture and for entertaining. Open fireplace with a tiled hearth, stone surround, tiled slips and wooden mantle. Fitted cupboard. Sash windows to the front and rear with fitted blind. Partially glazed Georgian style door to the rear.

FIRST FLOOR LANDING:

Carpeted, window to the rear with views across the garden and estate beyond. Door leading to:

BATH & SHOWER ROOM:

Of a good size and with good areas of wood effect flooring. Panelled bath with mixer tap over and single head shower attachment, walk-in shower with single head shower and sliding glass doors, wall mounted sink with splashback and storage below, wall mounted mirror, pedestal wash hand basin. Wall mounted feature radiator, cornicing, inset spotlights to the ceiling. Sash window to the rear with fitted blind and beautiful views towards Eridge Estate.

BEDROOM:

Carpeted, radiator, cornicing. Space for a double bed. Feature cast iron fireplace with wooden mantle and surround. Sash window to the front with fitted blind.

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OUTSIDE REAR:

Enclosed rear garden with a south westerly aspect set principally to an area of lawn with a detached shed and a raised tomato bed adjacent to retaining wooden fencing.



Lower maintenance concrete and brick area to the immediate rear of the property with paths leading toward the kitchen door and also towards a side door. Water butt. Door leading to a lower level storage area and a side gate. Areas of fitted solar panels above the kitchen area and on the principal roof. The property also enjoys two off road parking spaces on a 'nose to tail' basis in a stone chipped parking area adjacent to the Masson Joinery sign to the right of the house.

SITUATION:

The property is centrally located in Frant village. The village offers a well regarded primary school, a railway station at nearby Bells Yew Green (just under 2 miles away), two popular village pubs and good access to open areas of Wealden countryside. More comprehensive shopping facilities are available in Tunbridge Wells which is approximately four miles distant. Tunbridge Wells offers the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianised precinct. It also has two main line stations offering fast and frequent services to both London termini and Hastings on the south coast. In general the East Sussex/Kent area is well served with good schooling, both state and independent for children of all ages. Tunbridge Wells has a host of recreational facilities, local parks, two theatres and is rightly renowned for its architecture and for The Pantiles. The larger village of Wadhurst is approximately three miles away with further main line railway station and a fuller mix of independent retailers, two supermarkets and both primary and secondary schools.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

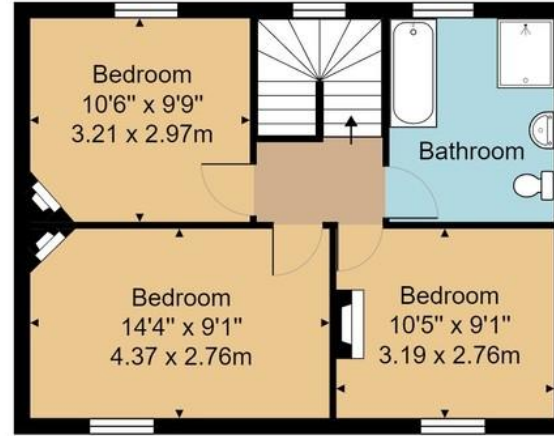


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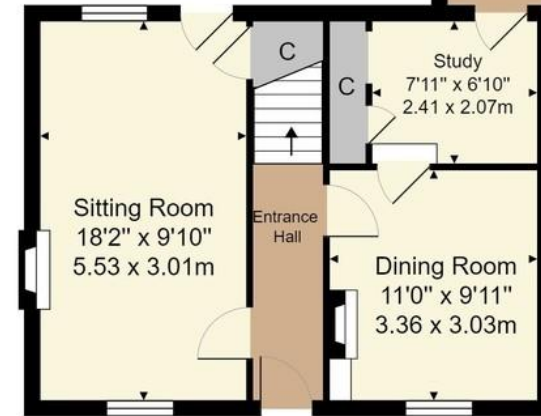
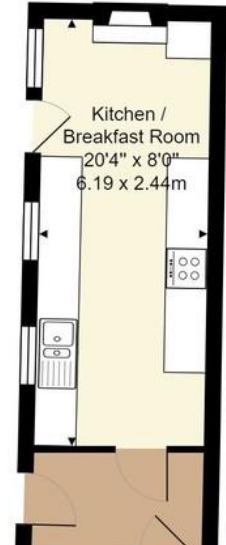
Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

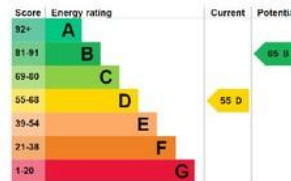
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First Floor



Ground Floor



Approx. Gross Internal Area 1140 ft² ... 105.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The