

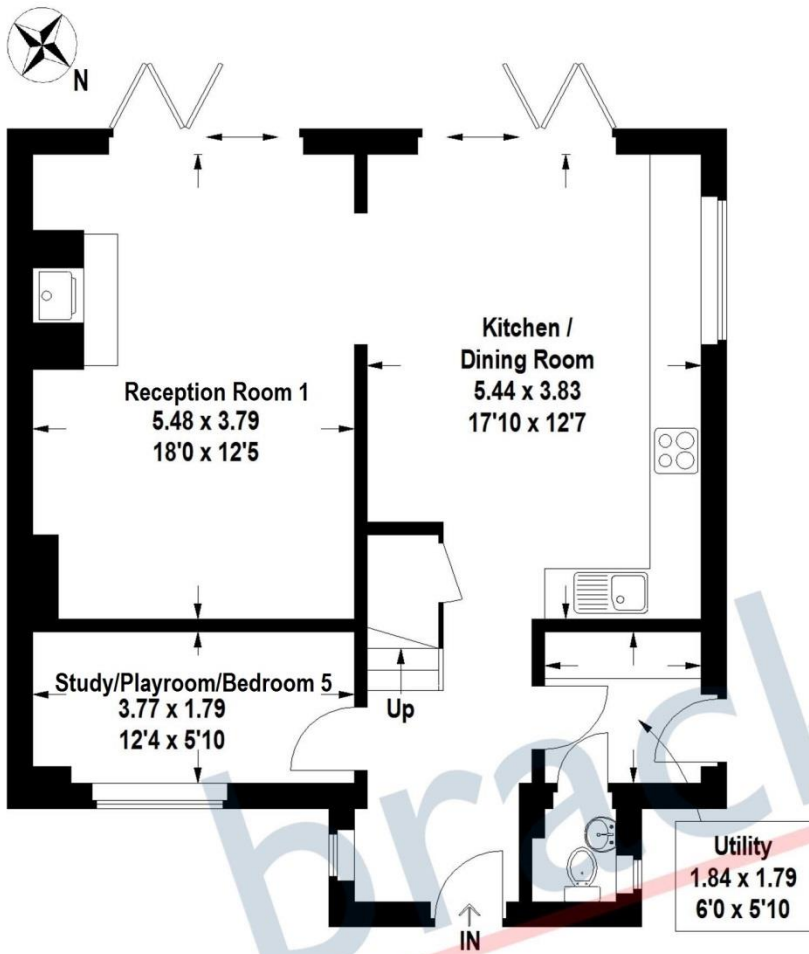


7 Down Lane Cottage, Down Lane, Frant, Tunbridge Wells, Kent TN3 9HW

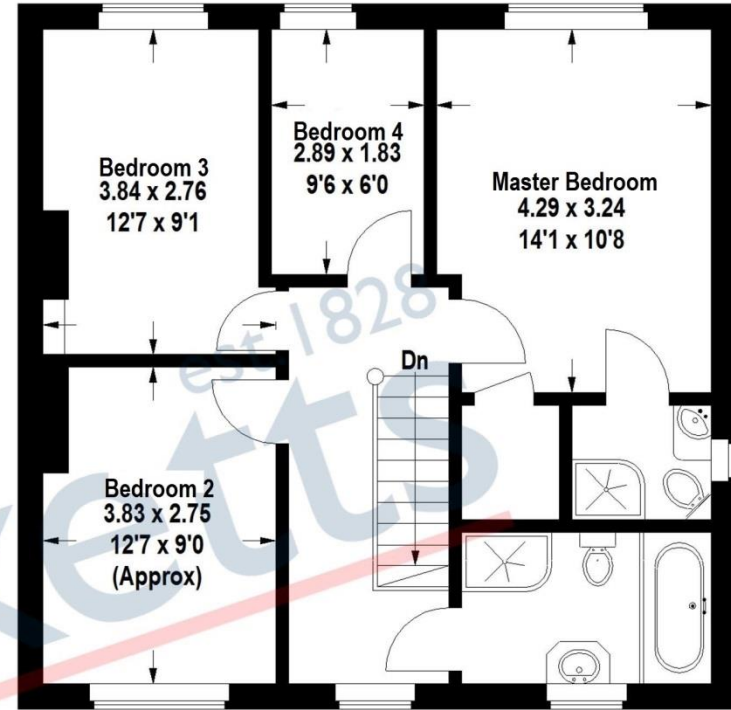
Offers in Excess of £630,000 Freehold

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Ground Floor Approx Internal Floor Area 694 sq ft (64.5 sq m)



First Floor Approx Internal Floor Area 659 sq ft (61.2 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-109)	A		97
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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VIEWING

By appointment with Bracketts.

LOCATION

Frant offers a thriving village community with the additional benefit of being 2.3 miles from its own train station with regular mainline services and is one of the closest villages to Tunbridge Wells offering extensive commercial, cultural and leisure facilities. Frant boasts a store and post office, two popular public houses: The George and the Abergavenny Arms. Local dramatics and other cultural activities are centered around the village hall and St Albans Parish Church. Frant Cricket Club play regularly on the lower part of the Green and the outdoor bowls club and other sports clubs are all available within the immediate area. Local schools include the excellent Frant and Mark Cross primary schools and a selection of state and independent schools are available in the area, including the grammar schools in Tunbridge Wells and Uplands Community College in Wadhurst.

TO BE SOLD

Enjoying an enviable position down a quiet, no through country lane in the sought after village of Frant, this family home, extensively renovated, enjoys far reaching views across one of Wealden's areas of outstanding natural beauty. Whilst re-building and tastefully extending their home to the highest possible standard, the current owners ensured the stunning views at the rear of the property were maximised to their full potential and each room pays tribute to its surroundings. The current vendors have rewired, replumbed, installed new boiler and tanks, fitted new doors, roof, fences and all fixtures and fittings.

ACCOMMODATION

Front Door with glazed insert opening to:

Entrance Hall

Spacious entrance hall with oak flooring which extends through to the kitchen / dining room. Exposed wood bannister and stairs to the first floor. Double glazed window to the side. Feature ceiling oak beam. LED inset ceiling downlights. Understairs cupboard offering generous storage. Open plan to Kitchen/Dining Room and doors to:

Study/Playroom/Bedroom 5

Large double glazed window with aspect to the front offering views of a variety of mature trees. LED inset ceiling downlights. Four panel oak door with black wrought iron handle. This room is multi-purpose and could be used as a home office / study / play room / fifth bedroom.

Utility Room

Floor standing oil fired Worcester Bosch combi boiler. Space and plumbing for washing machine and tumble dryer. Timber drying racks. Four panel oak door with black wrought iron handle. LED inset ceiling downlights. Real slate tiled floor. Double glazed door offering side access with external black carriage lantern offering the option of security lighting. Door to:

Downstairs Cloakroom

Push button WC, small wall hung basin with glass mosaic splashback. Frosted double glazed window to the side. Extractor fan. LED inset ceiling downlights. Real slate tiled floor extending from the utility room. Four panel oak door with black wrought iron handle.

Kitchen/Dining Room

Open plan offering extensive cupboard space with a range of soft close cream coloured eye and base units. Solid granite worktop with matching upstand and splashbacks behind the sink and hob. Undermount Franke one-and-a-half bowl granite-effect sink with chrome mixer tap. Integrated Whirlpool dishwasher. Under unit LED lighting. Electronic touch control ceramic hob with stainless steel double oven beneath and stainless steel extractor fan/light above. Space for American-style fridge/freezer. Oak floor which extends into the main reception room. LED inset ceiling downlights with dimmer switch. Vertical column radiator. Treble bi-folding doors giving direct access to the limestone patio and large, landscaped, south facing garden and enjoying far reaching views to the horizon. Open plan to:

Reception Room 1

Oak flooring extending from the kitchen / dining room The focal point of this room being an exposed brick chimney with reclaimed oak beam, sandstone hearth with antique oak surround and Stovex log burning stove. LED inset ceiling downlights with dimmer switch. Vertical column radiator. Matching treble bi-fold doors offering the opportunity to open the whole of the back of the house and, again, giving direct access to the limestone patio and large, landscaped, south facing garden and enjoying far reaching views to the horizon.

First Floor Landing

Spacious hallway with open banisters. LED inset ceiling downlights. Window to the front offering views of a variety of mature trees. Access to the partially boarded loft with pull down ladder. Four panel oak doors with black wrought iron handles to all rooms.

Master Bedroom

Large double glazed windows with outlook over the rear garden and views to the horizon. Vertical column radiator. Walk-in wardrobe with oak door incorporating eye and base level rail and automatic light. LED inset ceiling downlights with dimmer switch. Oak door to:

En Suite Shower Room

Fully tiled quartz walls and floors with corner shower with ceiling mounted shower head, corner WC, frosted glass basin with mixer tap resting on a granite top with curved cupboard beneath. Frosted double glazed window to the side. Chrome ladder-style heated towel rail. Extractor fan. LED inset ceiling downlights.

Family Bathroom

Marble tiled walls with feature mosaic marble insert. Polished slate tiled floor. White suite comprising double ended bath with central mixer tap, circular basin set onto a granite countertop with curved cupboards beneath, push button WC. Corner shower with ceiling mounted shower head. Chrome ladder-style towel rail. Frosted double glazed window to the front. Extractor fan. LED inset ceiling downlights.

Bedroom 2

Double glazed window to the front offering views of a variety of mature trees. LED inset ceiling downlights.

Bedroom 3

Double glazed window to the rear enjoying far reaching views across fields to the horizon. Chimney breast with shelved recess to one side. LED inset ceiling downlights.

Bedroom 4

Double glazed window to the rear enjoying far reaching views to the horizon. LED inset ceiling downlights.

OUTSIDE

To the front of the property is a gravel driveway providing parking for several cars with curved brick wall edging evergreen shrubbery borders with a limestone path to the front door and extending around the front and side of the property. Black carriage lanterns either side of the double glazed front door offering security lighting. Arched wooden gate to side access to the **Rear Garden**, accessed from both the Kitchen/Dining Room and Reception Room. The large limestone patio extends across the width of the property, with granite edging bricks and leads onto a landscaped south facing garden. The patio may be lit by the three black carriage lanterns. Flowery and shrubbery borders edge the lawn and at the rear adjoin pastures to the horizon.

ROUTE TO VIEW

From our office in the High Street proceed south on the London Road taking the first exit at the roundabout into Nevill Street, which becomes Frant. Road. Continue through the village of Frant and past The Green and the turning to Wadhurst. Down Lane is the next turning on the left hand side. Proceed downhill where the access to Down Lane Cottages will be found on the right hand side.

AGENT'S NOTE

This property has a Kent postal address but is in fact located in East Sussex and governed by Wealden County Council.

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