

RADFORDS

ESTATE AGENTS

Country Homes

**No Onward
Chain**



**KNOXBRIDGE FARMHOUSE
CRANBROOK ROAD
FRITTENDEN
KENT, TN17 2BT**

£1,200,000 FREEHOLD



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU
01580 893152

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk

3 High Street
Marden, Kent
TN12 9DR
01622 833412

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A BEAUTIFULLY RESTORED AND REFURBISHED KENTISH FARMHOUSE SITUATED IN APPROXIMATELY TWO ACRES IN THE CRANBROOK SCHOOL CATCHMENT AREA

DRAWING ROOM, DINING ROOM, STUDY, CLOAKROOM, INNER HALL, KITCHEN, LARGE CONSERVATORY, LAUNDRY ROOM, LANDING, FOUR BEDROOMS, BATHROOM, SHOWER ROOM, DOUBLE GARAGE, BEAUTIFULLY LANDSCAPED GARDENS, ENCLOSED SWIMMING POOL, ORCHARD

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Cranbrook proceed along the A229 in the direction of Maidstone and upon entering the Hamlet of Knoxbridge the property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

This lovely detached family residence is well situated between Cranbrook and Staplehurst. The property is believed to date back to the 1700's and is traditionally built of brick within an original oak frame with a restored Kentish peg tile roof over. Recent improvements have been wooden double-glazed windows fitted throughout, wood weather boarding, roof insulation and a new gas fired central heating system installed. Amongst other features are the magnificent inglenook fireplace and exposed beams throughout the property. The accommodation is spacious and well-planned. The gardens are beautifully landscaped and a feature of which is the lovely split level pond and footbridge to the front. The main gardens lie to the rear with an enclosed kidney shaped heated swimming pool. To the side is a well-maintained Bramley orchard.

Knoxbridge is a hamlet, situated approximately two 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 secondary and 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.



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The accommodation with approximate dimensions comprises:

DRAWING ROOM

22'8" x 14'8". Heavily beamed with ceiling. Fine inglenook fireplace with oak bressumer beam with woodburning stove and brick hearth. Double aspect with windows to front and casement doors opening onto side patio area. Fitted carpeting. Two radiators. Fitted spotlights.



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DINING ROOM

17'7" x 14'6" overall. Beamed ceiling. Inglenook fireplace with woodburning stove. Fitted carpeting. Radiator. Useful built in cupboard.



CONSERVATORY

19'1" x 11'6". Quality timber and glass construction with ceramic tiled floor. Access to cellar. Casement doors opening onto rear garden. Radiator.



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KITCHEN

18'7" x 8'4". Overlooking conservatory. Fitted with traditional slate flooring. Base and eye level units incorporating a ceramic 1½ bowl sink unit with mixer tap and Rangemaster. Space for fridge-freezer. Integrated dishwasher. Radiator. Fitted spotlights. Stable door opening through to entrance hall.



LAUNDRY ROOM

8'9" x 5'6". Tiled flooring. Fitted out with base units with inset ceramic 1½ bowl sink unit. Radiator. Cupboards and shelving.

STUDY

13'0" x 8'7". Double aspect with window to side and rear. Radiator. Oak stripped floor. Exposed beams.

CLOAKROOM

WC. Hand wash basin. Spotlights.

INNER HALL LEADING TO GALLERIED LANDING

Tiled floor. Two radiators. Door opening onto rear garden. Fine oak staircase leading to oak galleried landing with Velux window. Useful airing cupboard and fitted spotlights.



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MASTER BEDROOM

16'6" x 12'8". Window to front. Radiator. Range of quality built in wardrobe cupboards. Additional walk in fitted cupboard with cloak hanging space. Exposed beams. Spotlights.



BEDROOM 2

11'8" x 10'5" maximum. Window to side. Twin fitted wardrobe cupboards with central dresser unit. Radiator. Exposed beams.



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BEDROOM 3

11'4" x 10'3". Window to front. Radiator. Range of built in wardrobe cupboards. Exposed beams.



BEDROOM 4

16'5" x 9'2". Window to side and Velux window. Radiator. Wood stripped flooring.



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BATHROOM

Window to rear. Refitted out with free standing bath, hand wash basin and WC. Tiled flooring. Radiator combined chrome towel rail. Fitted spotlights.



ADDITIONAL SHOWER ROOM

Fitted out with twin hand wash basins in marble effect worktop. WC. Walk in shower cubicle. Tiled flooring. Radiator combined chrome towel rail. Spotlights.



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OUTSIDE

The Farmhouse is approached through gates over tarmacadam driveway leading to the front of the property. To one side is the double garage (17'6" x 19'7") with a window to rear and light and power. One of the features of the property is the lovely small lake at the front of the property with established shrubs and trees and a footbridge over. To one side is a service area which provides additional car parking space, access to tool shed and a wrought iron gate opening through to rear patio. To the other side the paved patio area extends across the back of the conservatory around to the side providing a raised patio area as well. The remaining gardens are laid to lawn with established herbaceous borders, shrubs and trees and to one side is an orchard which is currently well stocked with Bramley trees. To the rear is a heated kidney shaped swimming pool which is covered with heating and treatment plant. Behind this is a pool house which is need of refurbishment but provides potential for shower, toilet and changing rooms.



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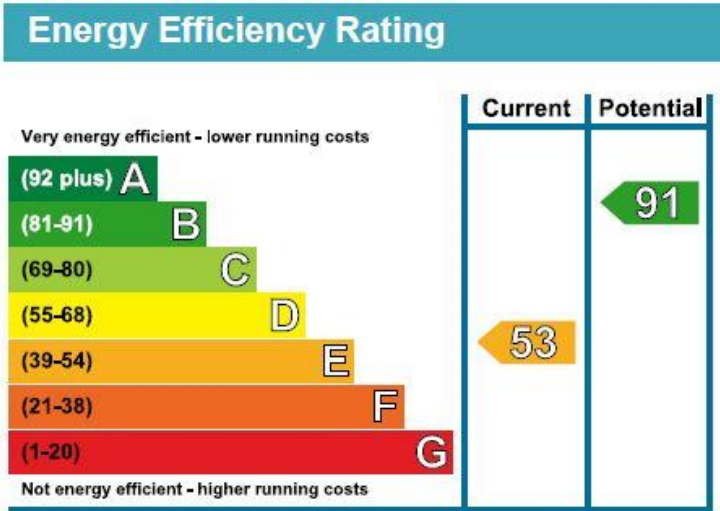


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COUNCIL TAX
Maidstone Borough Council Tax Band

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: E

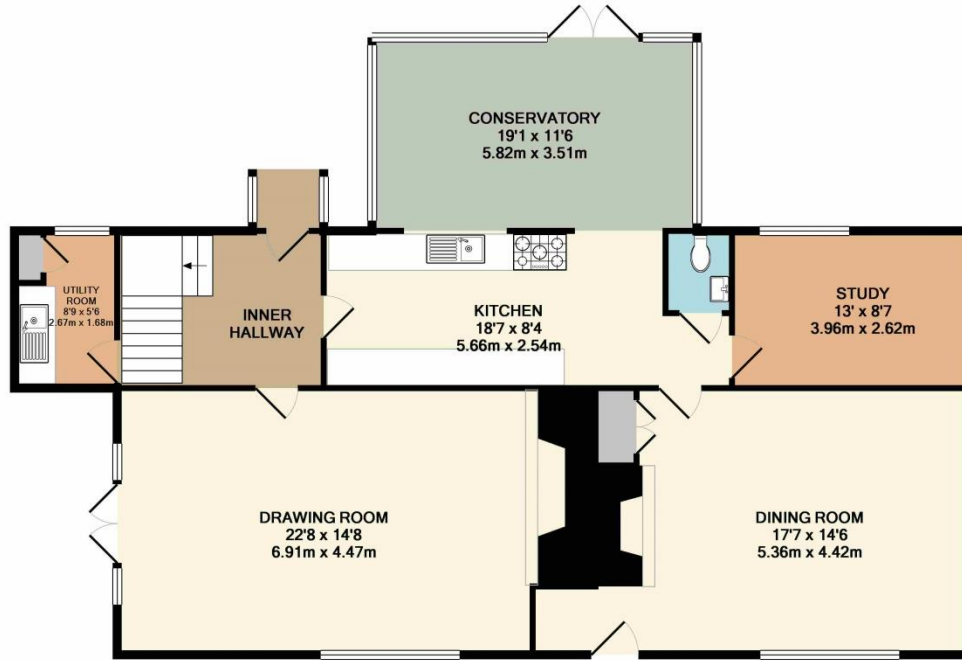
MONEY LAUNDERING REGULATIONS

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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FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 1308 SQ.FT.
(121.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1010 SQ.FT.
(93.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2318 SQ.FT. (215.4 SQ.M.)
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. 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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