

RADFORDS
ESTATE AGENTS



**Lambert
& Foster**



STREAMSIDE

KNOXBRIDGE FARM | CRANBROOK ROAD | FRITTENDEN | KENT
TN17 2BT

A newly converted, semi-detached barn providing well presented, contemporary, open plan four bedroom, three bathroom accommodation, complemented by garden and ample parking, enjoying a semi-rural location with neighbouring properties overlooking farmland. Cranbrook School catchment area.

Guide Price £599,950

FREEHOLD



STREAMSIDE

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Streamside is a semi-detached, newly converted barn providing contemporary, open plan, family accommodation arranged over two floors. Interior features include Hive controlled underfloor heating to the ground floor with individual room thermostats, IT connection points served from a central point, oak faced internal doors and a Build Zone structural warranty.

On the ground floor the main reception incorporates the kitchen/dining/living area. The kitchen area is fitted with base and eye level cupboards and drawers with some integral appliances and bi-fold doors that open out onto the paved rear garden. A separate sitting room and study are accessed from this room.

Arranged over the part-galleried, first floor landing are four bedrooms with farmland views, including both a principle bedroom with an en suite shower room and a guest bedroom with an en suite shower room. A family bathroom serves bedrooms three and four.

Outside, from a shared drive, a five bar gate opens onto a gravelled drive providing ample parking. The recently seeded front garden is enclosed by post and rail fencing.



- Total floor area approximately 1950.9 ft² (181.3 m²)
- Entrance hall and shower room
- Kitchen/dining/living area
- Sitting room
- Study and utility room
- First floor part-galleried landing
- Four bedrooms including principal bedroom with en suite shower room
- Guest bedroom with en suite shower room
- Family bathroom
- Gravelled parking
- Mix of paved and lawned front and rear garden
- Views out across farmland
- Staplehurst mainline station approx. 3 miles

DIRECTIONS

From Cranbrook at the Wilsley Pound roundabout follow the A229 in the direction of Staplehurst/Maidstone. Proceed down Rocks Hill and on past Bumbles Garden Nursery. Turn immediately right alongside the Knoxbridge Café into a shared driveway and continue down the drive, passing the café car park. Continue on, branching off to the left, and Streamside will be found ahead, set off to the left hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity and water, Graf private sewage treatment plant, oil fired central heating.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band TBA **EPC:** C

VIEWING

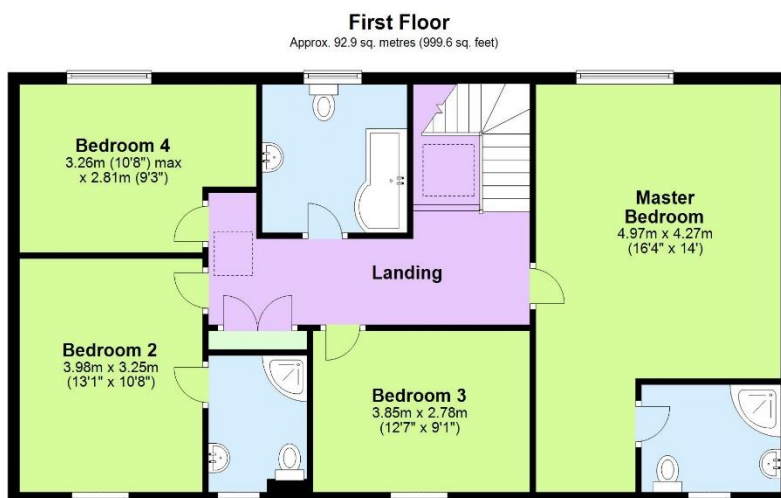
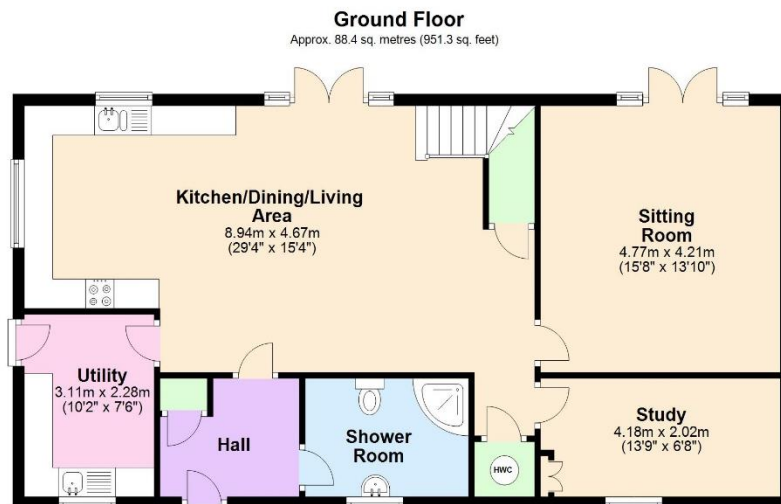
By appointment only with joint selling agents:

Lambert & Foster Cranbrook Office: 01580 712888

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FLOORPLANS

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



Total area: approx. 181.2 sq. metres (1950.9 sq. feet)

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