



BRISSENDEN FARMHOUSE, SAND LANE
FRITTENDEN, KENT TN17 2BA



**Lambert
& Foster**



CRANBROOK 5 MILES | STAPLEHURST MAIN LINE STATION 4.5 MILES | TUNBRIDGE WELLS 17.5 MILES

BRISSENDEN FARMHOUSE, SAND LANE, FRITTENDEN, KENT TN17 2BA

A fine detached Grade II Listed farmhouse providing five bedroom, three reception room, character accommodation complemented by established gardens with pond, a detached double garage and a detached annexe with bed/sitting room and shower room, total plot extending to 0.79 of an acre, all occupying a favoured, semi rural location, on the outskirts of this popular village. Cranbrook school catchment area. No onward chain.

GUIDE PRICE £1,250,000 FREEHOLD



SITUATION

Brissenden Farmhouse occupies a semi rural location, set off a single track lane neighbouring Brissenden farmyard, approximately 0.7 miles from Frittenden village. The immediate local amenities include the popular Bell & Jorrocks pub, primary school, church and recently refurbished village hall. Staplehurst station provides fast, frequent services to London, Charing Cross (1 hour travelling time). Excellent schools in the locality in both the state and private sectors include; Dulwich, Cranbrook, St Ronan's Hawkhurst, Sutton Valence Preparatory and main school (schoolsnet.com). Cranbrook provides a comprehensive range of amenities including professional services and leisure centre with swimming pool.

DESCRIPTION

Brissenden Farmhouse is an impressive detached Grade II Listed farmhouse, presenting mixed elevations of brick, part white weatherboarding and tile hanging, set with timber framed casement windows beneath a pitched and hipped clay tile roof. The character accommodation is arranged over three floors retaining many features indicative of the period including exposed beams, timbers, fireplaces and traditional parquet wooden flooring. A more recent ground floor extension complements the accommodation well.

The accommodation includes a well proportioned reception hall and double aspect study. A sitting room with impressive inglenook fireplace. A double aspect dining room overlooking the garden and incorporates French windows. The double aspect fitted kitchen/ breakfast room is particularly impressive, with stunning inglenook fireplace, island, four oven oil fired Aga range, integral electric oven, hob, and dishwasher, enjoying a pleasant outlook across the rear garden.

Arranged over the first, very well proportion landing, that would readily accommodate a desk, together with the second floor, are five bedrooms and two separate bathrooms, fitted with modern white suites. The second floors bedrooms are set partially beneath eaves and would make an ideal teenagers suite.





GARDENS, GROUNDS, ANNEXE & OUTBUILDINGS

Outside, a timber five bar gate opens on to gravel parking leading up to a detached double garage presenting weather boarded elevations, beneath a pitched tiled roof, fitted with automatic up and over doors, power and light. Accessed from the drive is a detached single storey annexe, presenting weather boarded elevations beneath a pitched tiled roof. The open plan accommodation comprising a bed/sitting room served by a separate shower room.

The established garden is a fine feature, laid to lawn with pond, stocked beds and apple trees, enclosed by a mixture of hedging and post and rail fencing, in all extending to 0.79 of an acre.



AGENT NOTE: Additional paddock available, extending to approximately 1.9 acres, by separate negotiation.

VIEWINGS: strictly by appointment with the Agent's Cranbrook office 01580 712888 cranbrook@lambertandfoster.co.uk.

METHOD OF SALE: Private Treaty.

TENURE: Freehold.

SERVICES: Mains electricity and water. Oil fired central heating. Private sewage treatment plant.

MOBILE: Likely (checker.ofcom.org)

BROADBAND: Ultrafast 1000Mbps/220Mbps

LOCAL AUTHORITY: Tunbridge Wells tunbridgewells.gov.uk

COUNCIL TAX: G

EPC: Exempt

DIRECTIONS: using the free What3Words app [//humble.winning.replying](https://humble.winning.replying)

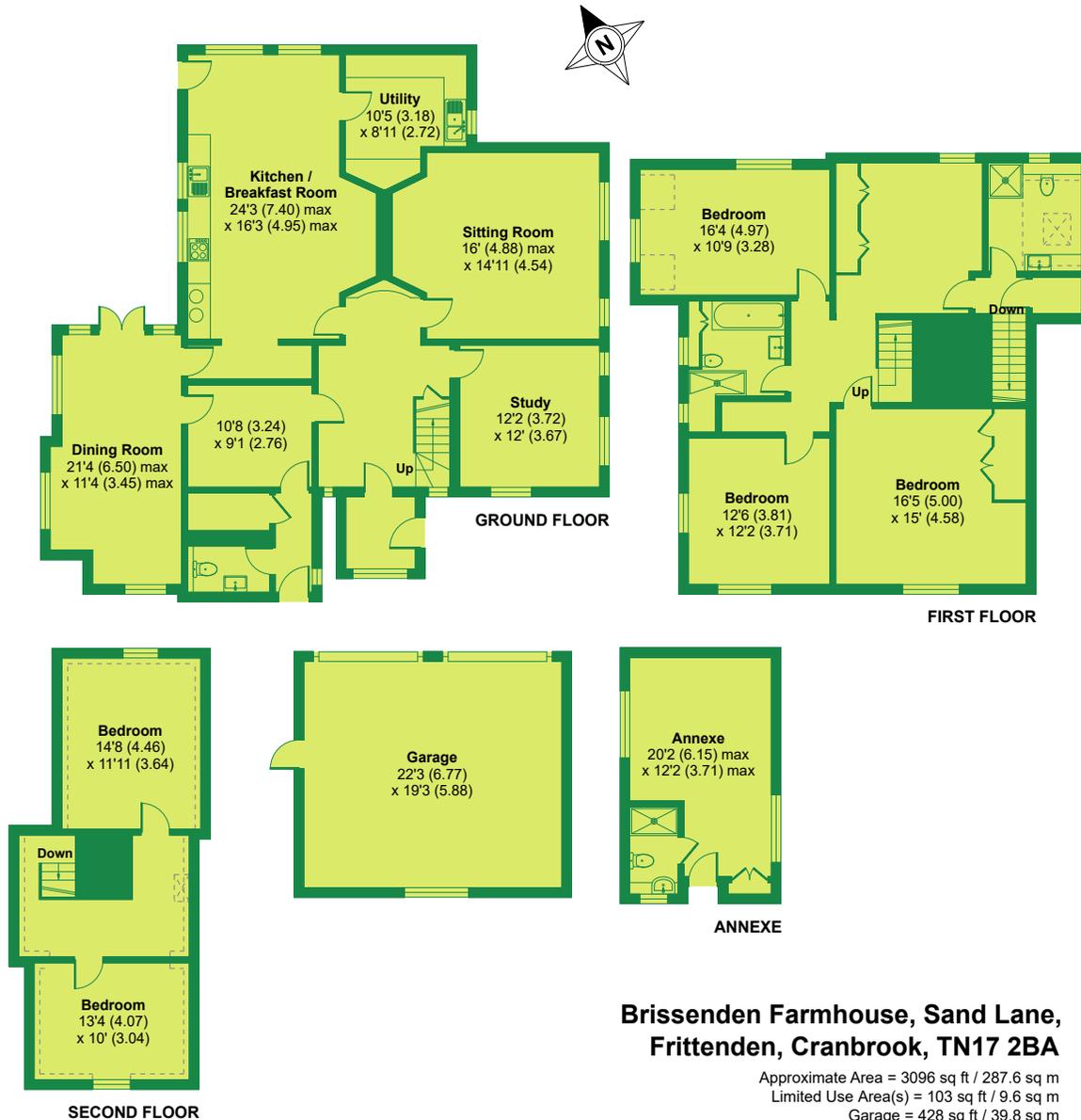
PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information 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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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 REGULATIONS: 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.

FLOOR PLANS



Brissenden Farmhouse, Sand Lane, Frittenden, Cranbrook, TN17 2BA

Approximate Area = 3096 sq ft / 287.6 sq m
 Limited Use Area(s) = 103 sq ft / 9.6 sq m
 Garage = 428 sq ft / 39.8 sq m
 Annexe = 239 sq ft / 22.2 sq m
 Total = 3866 sq ft / 359.2 sq m

For identification only - Not to scale

SITE PLAN



FOR IDENTIFICATION PURPOSE ONLY.





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 OVER 120 YEARS