



**BELL VIEW**  
HEADCORN ROAD, FRITTENDEN, KENT, TN17 2EJ



**Lambert  
& Foster**



CRANBROOK 4.5 MILES | STAPLEHURST MLS 3 MILES | TUNBRIDGE WELLS 17 MILES

### **BELL VIEW, HEADCORN ROAD, FRITTENDEN, KENT, TN17 2EJ**

An individual, detached, predominantly single storey, character village residence, providing four bedroom family accommodation, complemented by neatly tended, established garden, paddock, stable and a strip of woodland, the total plot size extending to approximately 2.7 acres including a detached double garage, enjoying distant countryside views Cranbrook School catchment area.

GUIDE PRICE £975,000

FREEHOLD



### **DIRECTIONS**

Using what3words app: blues.slam.smuggled







## DESCRIPTION

Bell View is an individual, detached, predominantly single storey village residence, understood to have origins dating back to circa 1911 with later additions. The property presents weatherboarded elevations, set with a mixture of sealed unit double glazed casement, bow and dormer windows, beneath a pitched, predominantly slate tiled roof. The well proportioned character accommodation includes a double aspect sitting room with feature brick fireplace housing a wood burning stove and a second fireplace (sealed) all enjoying a pleasant aspect across the garden, incorporating French windows opening out onto a paved sun terrace. A separate dining room has an ornate cast iron fireplace. The kitchen/breakfast room is fitted and includes a Belling Rangemaster electric cooker with double oven, grill and five burner hob with filter hood over, an attractive fireplace housing a wood burning stone, built in larder style cupboard, integrated dishwasher, pleasant aspect to rear across the garden. Accessed from the ground floor inner hall, are bedrooms two, three and four, all double rooms served by a family bathroom, fitted with a modern suite, including moulded panel bath with mixer tap, shower attachment and an integral shower over. There is a separate cloakroom. From the kitchen/breakfast room a rise of stairs leads up to a quarter first floor with access to the main bedroom, set partially beneath eaves with fitted wardrobes and access to under eaves storage. An en suite shower room is fitted with a white suite.







## GARDENS & GROUNDS

Outside, a five bar gate opens on to a gravel drive leading to ample parking, continuing up to the front door. A detached double garage is fitted with power, light and twin up and over doors with solar panels. The established gardens are fine feature, running to all sides, laid to lawn with established shrubs, trees, a small orchard, greenhouse, kitchen garden area and a paved patio area with veranda. Beyond the garden is a grassed paddock incorporating a timber stable, fitted with power and adapted to a workshop and for storage. A strip of woodland extends to approximately 0.34 of an acre. The total plot size is approximately 2.7 acres and is enclosed by mixed hedging and fencing.

- Sitting room with wood burning stove and double aspect
- Dining room with cast iron fireplace
- Fitted kitchen/breakfast room with wood burning stove
- Four bedrooms including main first floor bedroom with an en suite shower room
- Detached double garage and ample parking
- Walking distance of the popular Bell and Jorrock's pub



## FLOORPLANS

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

### Bellview, Frittenden, Cranbrook, TN17

Approximate Area = 1777 sq ft / 165 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Garage = 410 sq ft / 38 sq m

Total = 2233 sq ft / 207.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lambert and Foster Ltd. REF: 1203318





**VIEWING:** By appointment only. **Cranbrook Office:** 01580 712888.

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

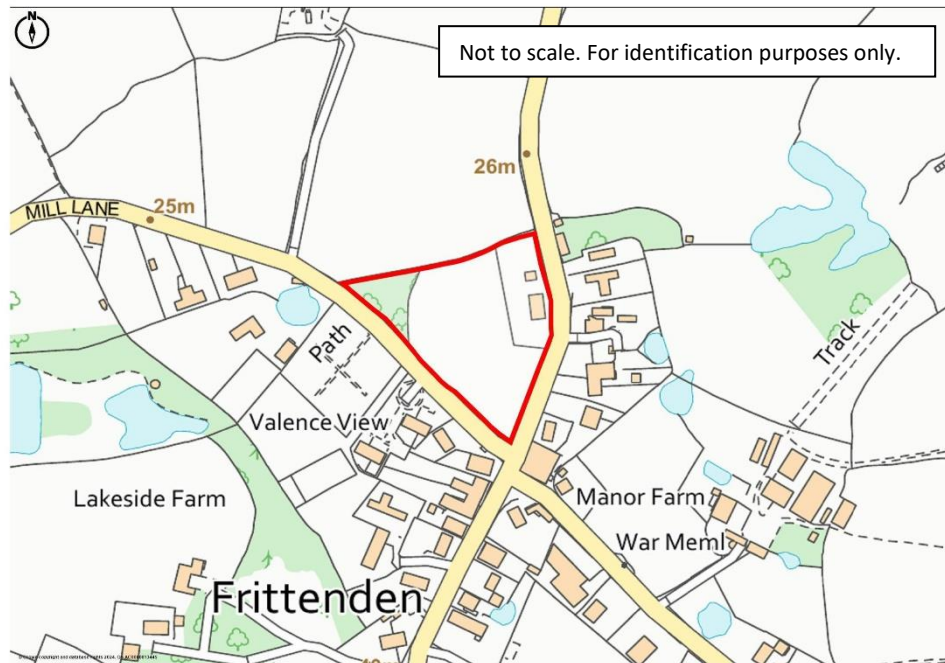
**Heating:** Oil fired central heating and solar panels

**BROADBAND & MOBILE COVERAGE:** (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band F **EPC:** F (29)

**AGENT'S NOTE:** There is an overage provision against the paddock for 30% of any uplift in value resulting from planning permission for residential development. The overage will apply for a period of 10 years and will be payable upon the grant of planning permission.



**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.

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