



125

— YEARS OF —

**Lambert
& Foster**



Lambert & Foster



1 BUCKHURST FARM COTTAGES

BIDDENDEN ROAD | FRITTENDEN | KENT | TN17 2BE

*A character Victorian semi-detached, three bedroom cottage, now offering scope for updating and improvement with potential also to extend (subject to planning permission) together with a newly built single storey, detached one bedroom annexe, all complemented by established cottage gardens and paddock in total extending to approximately 0.69 of an acre all enjoying a semi-rural location on the edge of this popular village, with views out across neighbouring countryside.
Cranbrook School Catchment area.*

Guide Price £650,000 - £675,000

FREEHOLD





1 BUCKHURST FARM COTTAGES

BIDDENDEN ROAD, FRITTENDEN, KENT, TN17 2BE

1 Buckhurst Cottages is a Victorian semi-detached cottage presenting brick elevations with attractive burnt headers, set with replacement UPVC double glazed windows, beneath a pitched tiled roof. The character accommodation is arranged over three floors, with latched cottage doors, including a double aspect sitting room with open fireplace, enjoying views out across the garden and countryside beyond. A double aspect L-shaped kitchen/dining room, with fitted work surface and inset 1 1/2 bowl stainless steel sink unit, electric AEG oven and four burner hob, space and plumbing for washing machine, space for tumble drier, space for upright fridge and freezer and with a floor standing oil fired boiler. Also on the ground floor is a wet room. Arranged of the first and second floors are three bedrooms, incorporating two double rooms and one single room.

The Annexe, completed in 2023, presents elevations of brick with part weather boarding to the gable ends, set with UPVC double glazing beneath a pitch tiled roof. The well presented accommodation comprises an open plan, vaulted double aspect sitting room with fitted kitchenette. A double bedroom with double aspect and a separate wet room, fitted with a white suite including an integral shower and ceiling height tiling.

Outside, wrought iron double gates open onto a concrete drive, leading up to a detached brick single garage, fitted with wooden double doors. The established gardens are laid to lawn, with well-stocked borders and beds, including a kitchen garden area with greenhouse, a patio, pathway with retaining brick wall, trees including fir. Leading on from the garden is a paddock enclosed by hedging and stock proof fencing, benefitting from a separate access, with wooden five bar gate, onto Biddenden Road. The whole enjoys fine views outs across neighbouring countryside.



- **A Victorian semi detached cottage**
- **Offering scope for updating and potential to extend, subject to PP**
- **Sitting room with open fireplace**
- **Three bedrooms**
- **Established lawned garden and paddock**

- **Newly built detached one bedroom Annexe**
- **Drive providing parking**
- **Favoured semi-rural location on edge of village**
- **Countryside views**
- **Cranbrook School catchment area**

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

WHAT3WORDS: grazed.scrambles.skidding

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil fired central heating to the cottage. Electric heating to the Annexe.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** E (45)

MOBILE COVERAGE:

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

The Estate Agents Act 1979:

The seller of this property is related to an employee of Lambert & Foster.

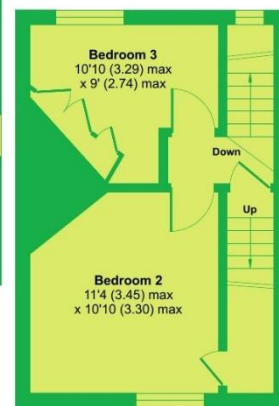
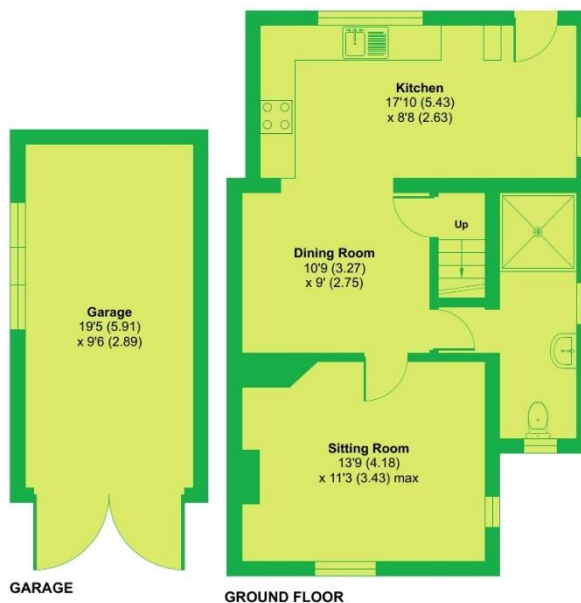
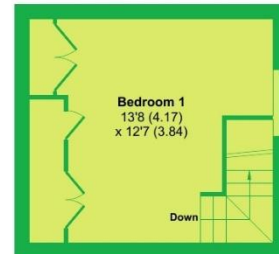
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

1 Buckhurst Farm Cottages, Biddenden Road, Frittenden, Cranbrook, TN17



Approximate Area = 982 sq ft / 91.2 sq m
Garage = 184 sq ft / 17 sq m
Annexe = 387 sq ft / 36 sq m
Total = 1553 sq ft / 144.3 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). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1300807

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 REGULATION: 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.

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

PROPERTY PROFESSIONALS FOR OVER 120 YEARS



**Lambert
& Foster**