



Lambert & Foster



PEACH TREE COTTAGE

HEADCORN ROAD | FRITTENDEN | KENT | TN17 2EJ

A well presented and extended, character, semi detached cottage, providing well proportioned accommodation including separate sitting room with multifuel stove, dining room with French windows to sun terrace, two double bedrooms and a second floor studio complemented by neatly tended, well stocked gardens with supporting outbuildings including garden office, greenhouse and garage/workshop, all occupying a convenient central location within this much favoured Wealden village. Cranbrook School catchment area.

Guide Price £675,000

FREEHOLD





PEACH TREE COTTAGE

HEADCORN ROAD, FRITTENDEN, KENT, TN17 2EJ

Peach Tree Cottage is a very well presented and extended semi detached cottage presenting mixed elevations of brick, tile hanging and composite weatherboarding, set with English Heritage approved, UPVC double glazing beneath a pitched and half hipped tiled roof with partial catslide to rear. The accommodation is briefly described as follows; sitting room with feature limestone fireplace with granite hearth housing a multi-fuel stove and an aspect to front. Open plan access to the dining room enjoying a double aspect incorporating French windows opening out onto the sun terrace enjoying a pleasant outlook across the garden. The kitchen is comprehensively fitted with base and eye level cupboards and drawers, granite worktops and splashback, Stoves range style cooker, Stoves filter hood over, fitted dresser with granite sill, recessed ceiling down lamps, tiled floor, integrated dishwasher and a double aspect to side and rear. A utility room is fitted with eye level cupboards including a useful cloaks cupboard, fitted with a work surface and shelving. A cloakroom is fitted with a white suite.

An oak staircase leads to the first floor galleried landing. Bedrooms one and two are both double rooms, bedroom one is fitted with wardrobes and a shelved storage cupboard, enjoying a triple aspect with views out across the garden and beyond. Bedroom two also has fitted wardrobes to one wall. A rise off stairs lead up to the attic studio, used by the current seller as a bedroom, set beneath the eaves, with built-in wardrobes, access to under eaves storage, and aspect to side with roof top views. The bathroom is fitted with classic white suite, including integral wc, cupboard with granite top, a panel bath with mixer tap and shower attachment, walk-in shower and aspect to rear.

Peach Tree Cottage is approached over initially shared drive with the adjoining neighbour, leading up to hard standing for approximately three vehicles. Adjoining the drive is an area of lawn, with well-stocked flower beds and established hedging. A timber insulated garage with double doors is currently use as a workshop with a very useful adjoining garden office, tiled floor with underfloor heating, fitted worktop, power, light and internet connection.

The rear garden is a particular feature, a gardener's delight, well stocked, neatly tended, laid predominantly to lawn with shape flower beds and borders, hot and cold running external taps and power point, ornamental trees including willow (*Sallix Exigua*), flowering cherry and peach. A paved sun terrace adjoins the rear elevation together with a timber greenhouse and patio. Set to the rear of the garden is a raised mixed fern bed with second patio area, a timber potting shed, fitted with power and light and a timber shed. The whole is enclosed by established hedging and fencing adjoining field.



- Sitting room with limestone fireplace housing multi-fuel stove
- Dining room with French windows
- Comprehensively fitted kitchen with granite worktops and splashbacks
- Utility room and cloakroom
- Two double bedrooms and fitted bathroom

- Second floor attic studio (used by seller as a third bedroom)
- English Heritage approved UPVC double glazing with colonial shutters
- Shared drive and parking
- Insulated outbuilding comprising garage/workshop and garden office
- Well stocked 'landscaped' garden, greenhouse, potting and garden shed

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

WHAT3WORDS: feathers.bunkers.gazes

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Eco power electric heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** E (53)

BROADBAND & MOBILE COVERAGE:

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

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

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Approximate Area = 1429 sq ft / 132.7 sq m

Limited Use Area(s) = 207 sq ft / 19.2 sq m

Garage = 119 sq ft / 11 sq m

Outbuildings = 206 sq ft / 19.1 sq m

Total = 1961 sq ft / 182 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). © nidecom 2026. Produced for Lambert and Foster Ltd. REF: 1493595

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