



PEREGRINES
FRITTENDEN, KENT

JACKSON-STOPS 

PEREGRINES,
BIDDENDEN ROAD, FRITTENDEN, KENT TN17 2BE

NEWLY COMPLETED 4-BEDROOM BARN CONVERSION, FINISHED TO A HIGH STANDARD, COMBINING CONTEMPORARY LIVING WITH TRADITIONAL BARN CHARACTER, ENJOYING OPEN COUNTRYSIDE VIEWS AND WITHIN EASY REACH OF THE SOUGHT-AFTER VILLAGE OF FRITTENDEN.



DESCRIPTION

Set back from the road within an exclusive collection of barn conversions, this exceptional single-storey home offers refined open-plan living in a peaceful rural setting.

Natural light fills the thoughtfully designed interior, where contemporary finishes sit comfortably alongside character features to create a home that feels both elegant and welcoming. The generous open-plan living space brings together the sitting, dining and kitchen areas, offering a layout that works equally well for everyday life and relaxed entertaining.

The bespoke kitchen has been finished to a high specification, with sleek cabinetry, quartz worktops and integrated appliances, including Neff Hide & Slide ovens and an American-style fridge freezer. Contemporary bathrooms and underfloor heating throughout complete a home that has been designed with comfort and longevity in mind.

Positioned behind the main kitchen and with its own access, the separate butler's kitchen offers a practical extension of the home's culinary space. Designed for food preparation, additional storage and everyday appliances, it allows the principal kitchen and living areas to remain organised and free from clutter. The quartz worktops provide ideal secondary workspace for food prep and unpacking groceries, while extra refrigeration, storage and utility facilities enhance convenience, making day-to-day living both simpler and more efficient.

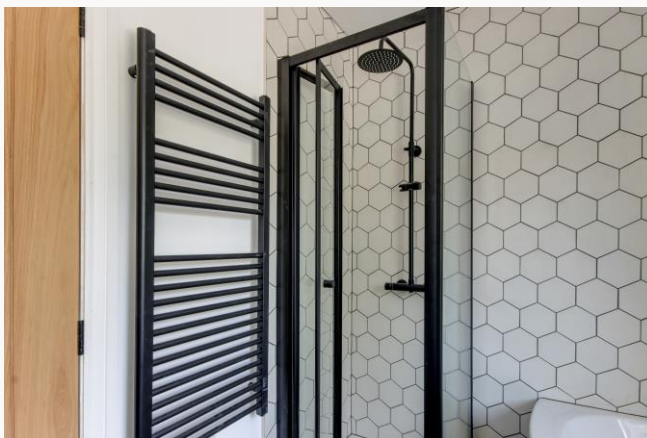
Newly completed and finished with careful attention to detail, this is a home that balances contemporary design with enduring practicality.

FEATURES

- Tucked away in a secluded position, set back from the road
- Brand new barn conversion
- Attractive weatherboarded elevations with exterior lighting
- Welcoming entrance with stone paving, large front door with glazing beside and covered porch
- Impressive open-plan living space with views over the garden



- Bifold doors to corner elevations, seamlessly connecting the interior with the outside
- Wood burning stove to be chosen by buyer from a selection and installed by vendor in sitting area
- Stylishly fitted kitchen with two Neff 'Hide & Slide' ovens, premium Bosch Home Connect induction hob, extractor, American-style Samsung fridge/freezer and fully integrated Bosch dishwasher
- Butlers kitchen with space for second fridge, washing machine and tumble dryer, sink and door to outside
- Oak panelled interior doors throughout with matt black hardware, oak door bars
- Underfloor heating throughout (aside from one ensuite). Two temperature-controlled zones – living area and bedroom area
- Porcelain tiled sitting room and kitchen, carpeted bedrooms
- Cloakroom with WC and basin
- Master bedroom with, large walk in wardrobe with sliding door, double doors to rear garden and ensuite comprising WC, shower enclosure, basin and heated towel rail
- Bedroom with mezzanine storage area and roof light
- Bedroom with ensuite with electric under floor heating, shower cubicle, WC, basin and heated towel rail and lit, heated mirror
- Family bathroom with corner bath, shower enclosure, WC and wall storage with inset basin and Quartz worktop. Tiled floor with under floor heating and lit, heated wall mirror
- Bedroom with roof light
- Large lit and boarded loft space across the whole house
- Paved terrace to rear
- Wraparound garden with grassed area beyond the rear terrace and fencing. West facing at rear
- Private parking for several cars, with potential to erect a car port or garage (subject to planning consent).



SITUATION

The property enjoys a secluded rural setting surrounded by beautiful countryside, while remaining within easy reach of Cranbrook, Staplehurst, Sissinghurst and Frittenden. Scenic country walks lead to three popular pubs, and the nearby village of Frittenden offers a church and primary school.

The historic town of Cranbrook provides a range of shops, cafés, a post office and everyday amenities, with supermarkets also available in Cranbrook and Staplehurst. More extensive shopping and leisure facilities can be found in Tunbridge Wells, Ashford and Maidstone.

The area is renowned for its network of country lanes and footpaths, ideal for walking and outdoor pursuits, and is in the catchment area for highly regarded state and independent schools, including Frittenden and Sissinghurst primary schools, Cranbrook School, Dulwich Prep, St Ronan's, and Sutton Valence.

Staplehurst and Headcorn stations offer regular high-speed services to London in under an hour, while the A21 and M20 provide convenient links to the M25, and further afield.

Headcorn Station – 3.9 miles
 Staplehurst – 4.5 miles
 Cranbrook – 5.5 miles
 Maidstone – 13.5 miles

(all distances are approximate)



DIRECTIONS

From the Cranbrook office head up The Hill towards the Wilsley Pound roundabout and take the third exit towards Sissinghurst A262. Continue for 3 miles before turning left into Frittenden Road / Hareplain Road and Peregrines is around 1.2 miles on the left-hand side.

What3words:///defends.excellent.waistcoat

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops
Telephone 01580 720000

PROPERTY INFORMATION

- Services: Mains water, electricity and private drainage
- Local Authority: Tunbridge Wells Borough Council
- Council Tax band: To be confirmed

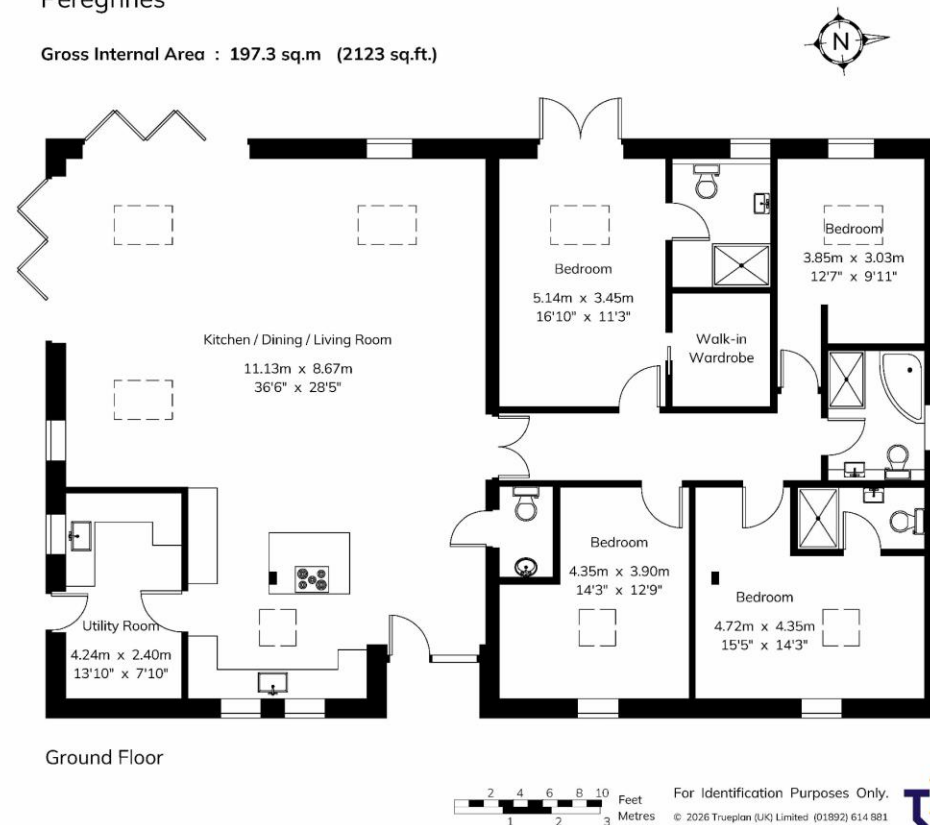


IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Peregrines

Gross Internal Area : 197.3 sq.m (2123 sq.ft.)



Ground Floor

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