

High Street, Frant, Tunbridge Wells

Guide Price: £325,000

FREEMAN FORMAN













Freeman Forman are delighted to present this beautiful one double bedroom, end of terrace Grade II Listed cottage, located in the picturesque Frant Village High Street, just a short walk from the Village Pub, Shop and Green. Viewing advised.

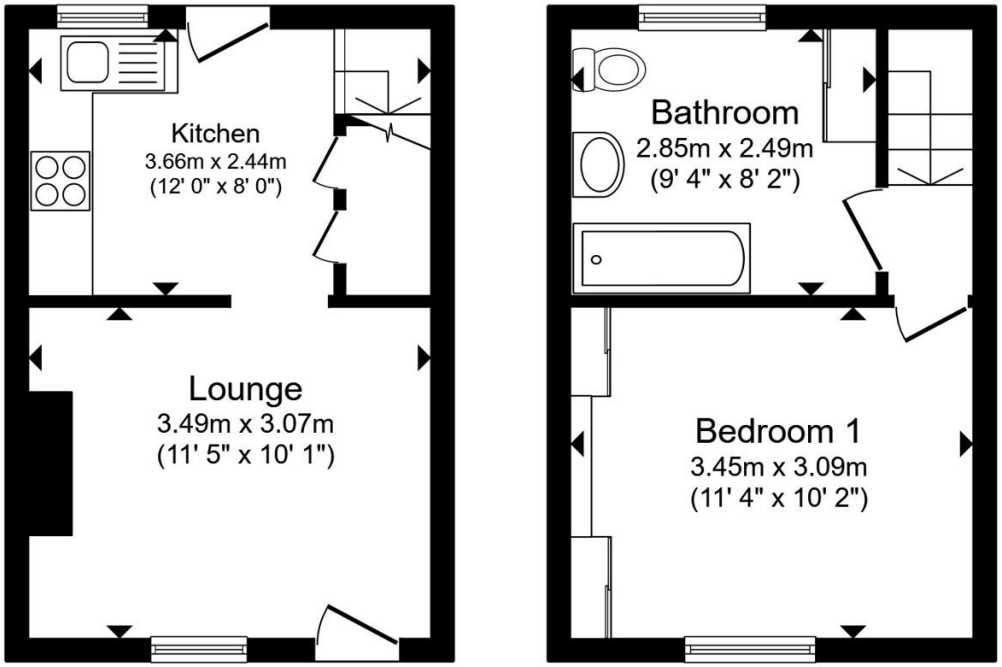
Accommodation: The ground floor includes a sitting room with exposed brick fireplace and wood burning stove, perfect for those winter evenings. The Kitchen/ breakfast room includes a range of fitted units, understairs storage and overlooks the pretty rear garden. Stairs rise from the kitchen to the first-floor double bedroom with a range of fitted wardrobes. There is a spacious bathroom which is fitted with a white suite. The property has sash windows, Amtico flooring and a gas central heating system.

Outside: There is side access to the pretty rear garden, which includes an area of lawn with plant/flower borders, patio and a generous outbuilding which is currently used for garden storage.

Location: Perfectly positioned to enjoy the charms of Frant with its stunning local architecture, village green, church and primary school, local shop and two excellent pub/restaurants, the house is about 1.7 miles from Frant Station where there are rail services to London Bridge from 52 minutes, as well as to the Sussex coast. The ever-popular and vibrant Royal Spa Town of Tunbridge Wells with its marvellous and eclectic selection of shopping, eating and entertainment opportunities is 2.5 miles to The Pantiles. The area is renowned for walking, sailing and equestrian facilities with the famous Bewl Water Reservoir and Bedgebury Pinetum close by, whilst local golf courses include Lamberhurst and Dale Hill. There is an excellent choice of sought-after schooling in the area at primary and secondary levels, in both the state and private sectors including primary schools in Frant, Lamberhurst and Wadhurst, private prep schools such as Sacred Heart at Wadhurst, Holmewood House, Rose Hill and The Mead in Tunbridge Wells, Marlborough House and St Ronan's in Hawkhurst with senior schools including Tonbridge public school, Mayfield for Girls, Uplands Community College in Wadhurst and Bede's in Lower Dicker.







Ground Floor **First Floor**

Total floor area 42.6 m² (459 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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