

Frant Grange, Frant, Tunbridge Wells







An elegant and important Georgian house, 2.5 miles south of central Tunbridge Wells.

Summary of accommodation

Reception hall | Drawing room | Dining room | Kitchen/breakfast/family room | Study | Garden room | Utility room

Principal bedroom suite with dressing room and bathroom | Five further bedrooms

Three further bathrooms | Second floor bedroom, bathroom and playroom (suitable for staff accommodation)

Indoor swimming pool complex | Garaging

Attractive gardens and grounds | Gated Entrance

In all about 0.538 hectares (1.33 acres)

Approximate Gross Internal Floor Area

House: 7,324 sq ft

Cellar: 671 sq ft

Storage: 738 sq ft

Garage/stores: 1,280 sq ft

Total: 10,013 sq ft

Distances

Frant Station (London Bridge 50 mins), Tunbridge Wells 2.5 miles (London Bridge 45 mins), Gatwick Airport 25 miles, London 38 miles

(All distances and times are approximate)



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Situation & Amenities

An exceptionally well located family house.

Central Tunbridge Wells - 2.5 miles

Local shopping: Business and recreational facilities are in abundance at Tunbridge Wells including some of the finest restaurants in the area.

Schools: Numerous choice of good schools in the area include Holmwood House, Benenden, Sevenoaks, Tonbridge, School of Somerhill, Rodean, Mayfield, Eastbourne, Ashdown House, Judd, Skinners and Tonbridge Grammar School.

By train: Fast and frequent rail services to London are available from Frant station - London Bridge (50 minutes), Wadhurst - London Charing Cross (64 minutes), Tunbridge Wells - London Charing Cross (55 minutes) and Tunbridge Wells - London Bridge (45 minutes).

By air: Central London - 38 miles and Gatwick Airport - 25 miles.

Sporting & Recreational: Facilities nearby include Golf at Tunbridge Wells, Ticehurst, Rotherfield and The Royal Ashdown, Racing at Lingfield and Brighton, Opera at Glyndebourne. Trout fishing and sailing at Bewl Water.





The property

Frant Grange is a magnificent village house with the privacy of a country house and the convenience of a town house. The house has recently been the subject of a major refurbishment, yet it retains impressive original features. The accommodation is lovely and light with well proportioned and elegant rooms.

The accommodation extends to over 10,000 sq. ft. and is principally arranged over two floors. The arrangement of the accommodation can be seen on the floor plans within this brochure, and offers a great balance between formal and informal living and is well set up for modern family life.

Gardens and grounds

Frant Grange is surrounded by delightful gardens. The house is approached through solid wood electric gates along a gravel driveway expanding to a large parking area to the front of the main house, with a double garage to one side. A large stone entertaining terrace runs along the western facade of the house, ideally positioned for the evening sun. The lawn surrounding the house on the north west and south sides is interspersed with mature specimen trees and herbaceous borders.





Approximate Gross Internal Floor Area

House: 680.4 sq m (7324 sq ft)

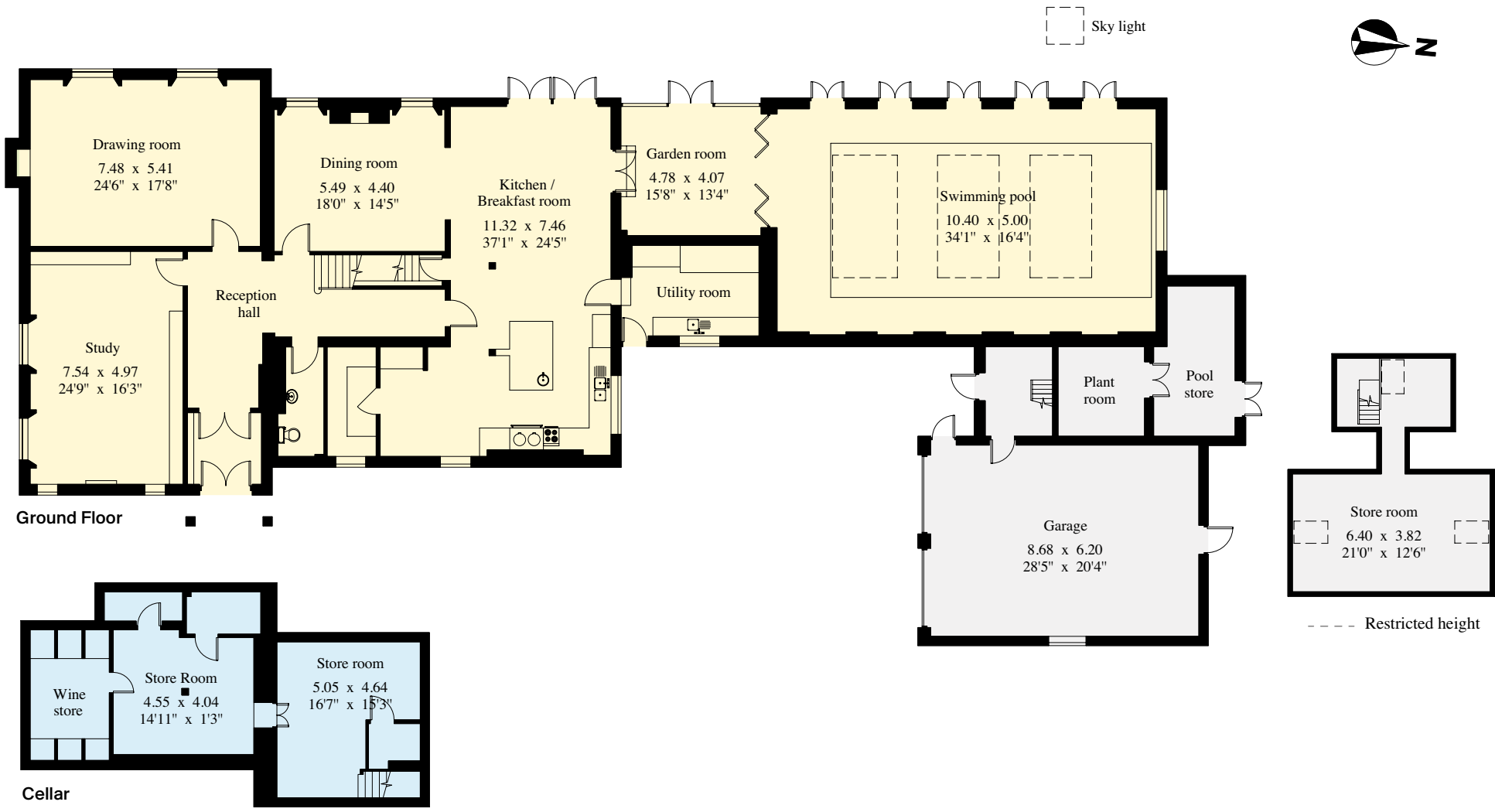
Cellar: 62.4 sq m (671 sq ft)

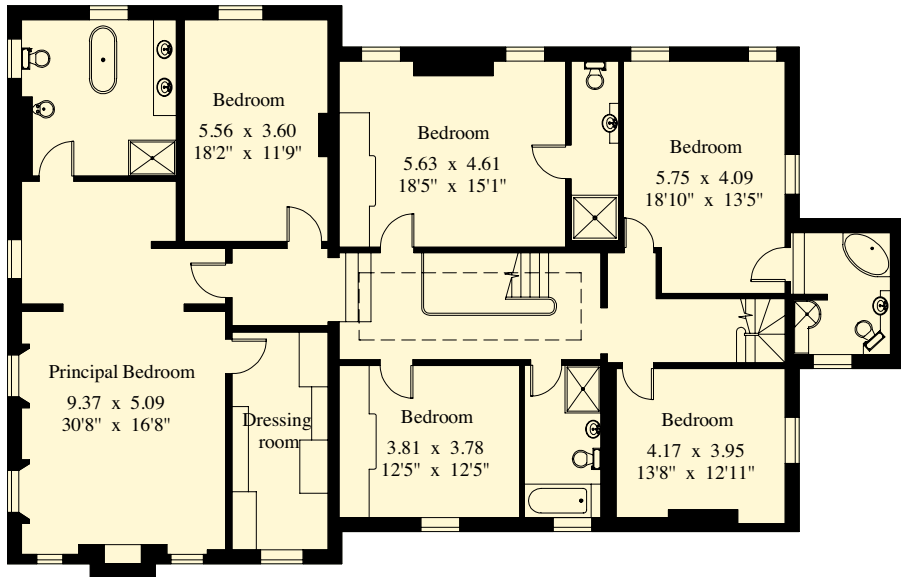
Garage/Stores: 119.0 sq m (1280 sq ft)

Storage: 68.6 sq m (738 sq ft)

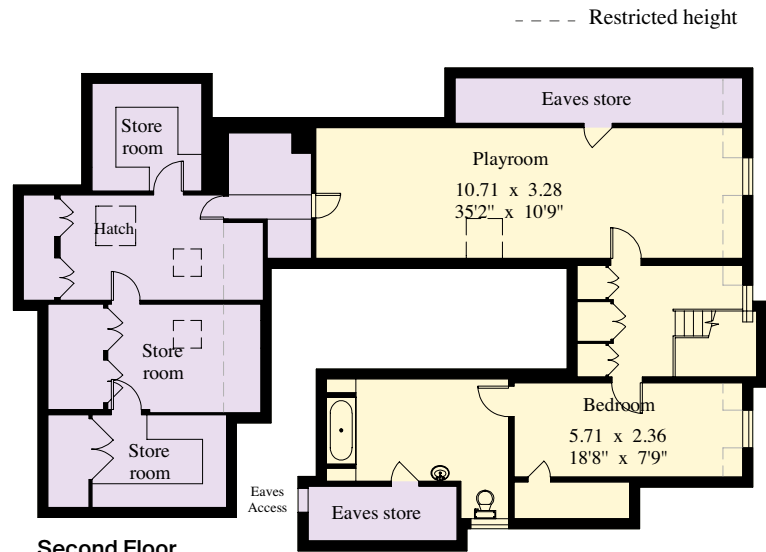
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- House
- Cellar
- Garage/Stores
- Storage





First Floor



Second Floor





Fixtures and fittings

All those items known as tenant's fixtures and fittings together with the curtains, light fittings, garden statuary and ornaments are specifically excluded from the sale, but may be made available to a purchaser by separate negotiation.

Services

Mains electricity, water, gas & drainage, gas-fired central heating, Broadband.

Directions (Postcode TN3 9DX)

From the M25, leave at junction 5 on the A21 towards Tonbridge. Turn off at the A26 passing through Tunbridge Wells and proceed south on the A267 towards Eastbourne. Upon entering the village of Frant turn left up Church Lane and the house is found at the top of the lane on the left-hand side.

Viewings

All viewings must be made strictly by appointment only through the vendor's agents.

Property information

Tenure: Freehold

Local Authority: Wealden District Council: 01892 653311

Council Tax: Band G

EPC Rating: D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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