

The Dutch Barn, Frittenden, Kent





The Dutch Barn, Mill Lane, Frittenden

A stunning, newly constructed house offering substantial and well-proportioned accommodation with a fantastic open plan kitchen/family room and bi-fold doors from the rear reception rooms opening onto a full width terrace and gardens. The property is located just over a mile from Frittenden village and lies within the Cranbrook School Catchment Area.

Frittenden 1.3 miles. Staplehurst station 2.7 miles (London Bridge from 52 minutes). Headcorn station 3.5 miles (London Bridge from 57 minutes). Cranbrook 6.3 miles. Tenterden 10 miles. Ashford International station 16.5 miles (London St Pancras from 36 minutes). Tunbridge Wells 17.7 miles. Rye 21 miles. London 51 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, 01892 526121

Council tax band: T.B.C.





This stunning property offers substantial accommodation with the rear of the house opening onto the rear terrace and gardens.

The Property

The Dutch Barn is a stunning, newly constructed family house with an attractive curved roof, Scottish larch cladding and wonderful bi-fold doors to all rooms at the rear of the house opening onto the terrace, gardens and rural views beyond. Internally, the house offers substantial and well-proportioned accommodation, totalling 3244 sq ft, with high quality materials, fixtures and fittings. The property is also very energy efficient and benefits from a 10 year Buildzone guarantee. The front door opens into a spacious double aspect entrance/dining hall, with a magnificent full height ceiling, and doors giving access to the principal reception rooms. At the front there is a playroom/study. To the rear, the sitting room has bi-fold doors opening out to the terrace and gardens. On the opposite side of the entrance/dining hall, the fabulous open plan kitchen/ breakfast room is a particular feature and has bi-fold doors opening out to the terrace and gardens creating a perfect entertaining space. There is a useful utility room off the kitchen as well as a plant room and a further room which could be used as a walk-in pantry or a study. On the first floor, the mezzanine landing gives access to the five spacious bedrooms (two with en suite facilities) and the family bathroom. The principal bedroom suite is double aspect and includes a beautifully-appointed en suite bathroom and a dressing room. The three bedrooms located at the rear of the house all have sliding doors opening onto a balcony running the width of the house and enjoying views over the gardens and countryside beyond.

Gardens and Grounds

The house is approached over an initially shared driveway then onto the property's own private gravelled driveway leading to the house and parking area. Planning Permission exists for the erection of a double garage (one open and one closed bay). Further details available at www.tunbridgewells.gov.uk/planning using reference 24/00181. To the rear, a large paved terrace runs along the back of the house, perfect for al fresco dining. The lawned garden enjoys lovely rural views and leads on to a field. In all the property extends to about 1.8 acres, most of which is classed as agricultural land. NB: The current owners will have a right of way over the western section of the drive to an agricultural field.





Services

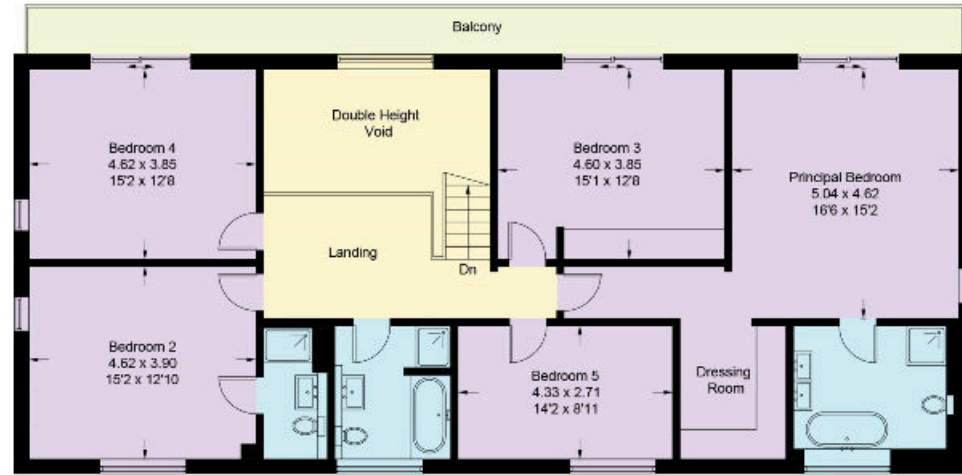
Mains water and electricity. Air source heat pump heating with wet underfloor heating to ground floor and radiators to first floor. Private drainage.

Situation

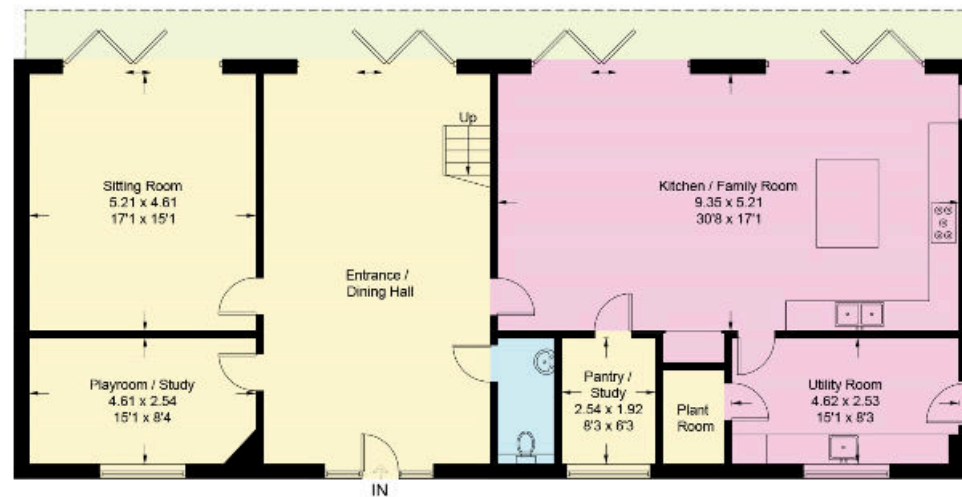
The property is situated on the edge of the popular village of Frittenden which has a church, primary school, village hall and public house. Staplehurst is close by and offers a wider range of shops, bank, supermarket and mainline station with a regular service to London in about an hour. More comprehensive facilities are available at the larger towns of Cranbrook, Tenterden and Tunbridge Wells. Rail services are also available from nearby Headcorn and from Ashford International which provides a fast train service to London from 36 minutes. There is an excellent choice of state and private schools in the area, including Frittenden Primary School, Dulwich Preparatory School in Cranbrook, Marlborough House and St Ronan's at Hawkhurst, Benenden School for Girls, Tonbridge and Sevenoaks public schools. We also understand that the property lies within the Cranbrook School Catchment Area. Leisure activities in the area include golf at a number of courses including Weald of Kent, Tenterden, Chart Hills and Rye; walking and riding in the surrounding countryside as well as Bedgebury and Hemsted Forests; sailing and water sports Bewl Water and on the south coast.

Directions (TN17 2DG)

From Cranbrook, proceed on the A229 (Hartley Road/Angley Road) towards Staplehurst. At the Wilsley Pound Roundabout, continue straight ahead to remain on the A229 towards Staplehurst and Maidstone. Continue for 3.7 miles and, shortly after passing the Esso petrol station, turn right onto Frittenden Road. After 1.1 miles, continue straight ahead onto Staplehurst Road. After 0.4 of a mile, turn right (at the small triangle of grass) onto Mill Lane. The entrance driveway will be found after 0.1 of a mile on the right-hand side (approximately 50 metres after passing a pond on the right-hand side). Proceed on the driveway, and The Dutch Barn will be found straight ahead with parking to the front.



First Floor



Ground Floor

**Approximate Gross Internal Floor Area
301.4 sq m / 3244 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 below.

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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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