



## THE PUMP HOUSE

Frittenden, Kent





## A UNIQUE NEWLY-BUILT PUMP HOUSE

With four bedrooms, generous living space, double garage with studio over, and a beautifully private garden.

			EPC
4	3	4	D

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil-fired heating.

Postcode: TN17 2DG [what3words.com/intend.ghosts.economies](https://what3words.com/intend.ghosts.economies)





## THE PUMP HOUSE

Built in 2003 on the footprint of the original Pump House, this substantial detached home provides four bedrooms and three reception rooms, designed with impressive character throughout. Highlights include a vaulted ceiling living room, a striking glass-galleried landing, an artistic staircase, and a working fireplace with a wood-burning stove. The layout is both light-filled and flexible, offering a ground floor bedroom suite as well as generous reception spaces for entertaining and family life.

In addition, a well appointed detached double garage incorporates an internal staircase leading to a first-floor studio/office/games room, creating an excellent work-from-home environment or recreational space for all ages.











## OUTSIDE AND SITUATION

The house is enveloped by mature gardens with a balance of lawn, paved terraces, and multiple seating areas ideal for entertaining or enjoying the peaceful setting. To the front there is a gravelled driveway with parking for multiple cars and gentle stone steps leading to the front door.

The property is situated on the edge of the popular village of Frittenden which provides for everyday needs. A further range of amenities can be found at nearby Staplehurst as well as in the larger towns of Cranbrook, Tenterden, Maidstone and Tunbridge Wells.

Rail services are available from nearby Headcorn as well as Ashford International which provides a fast train service to London St Pancras from 36 minutes.

There is an excellent choice of state and private schools in the area, including Frittenden Primary School, Dulwich Preparatory in Cranbrook, St Ronan's at Hawkhurst, Benenden School for Girls, Marlborough House Vinehall at Robertsbridge, Tonbridge and Sevenoaks public schools. We also understand that the property lies within the Cranbrook School Catchment Area.



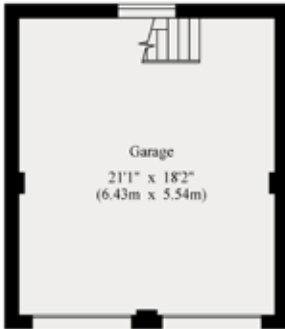




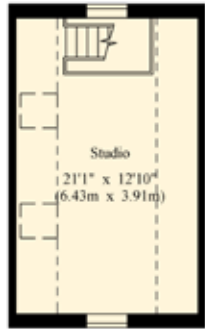
House - Gross Internal Area : 212.6 sq.m (2288 sq.ft.)  
Garage - Gross Internal Area : 82.0 sq.m (882 sq.ft.)



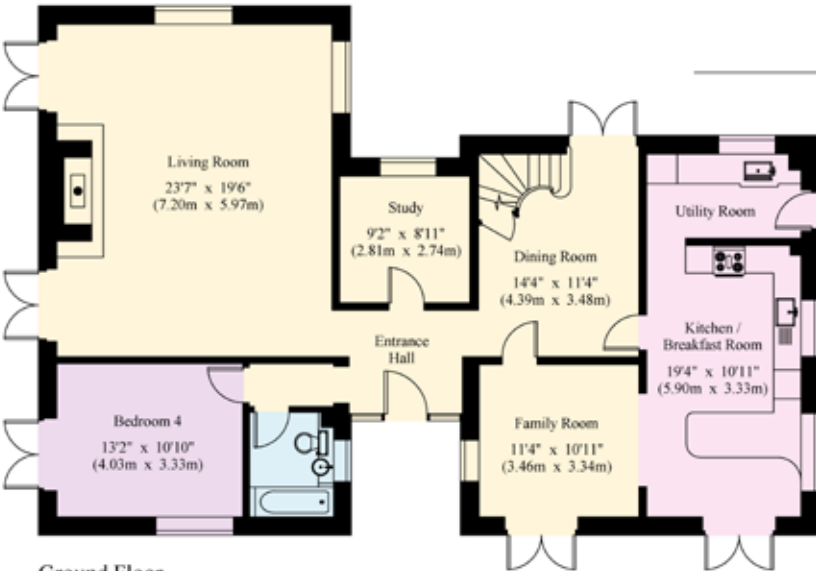
Lower Ground Floor



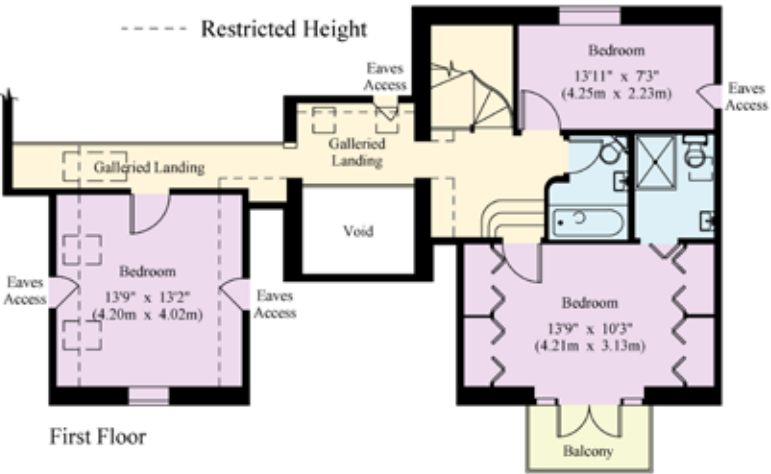
Ground Floor



First Floor



Ground Floor



First Floor



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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