



125

— YEARS OF —

**Lambert
& Foster**



LITTLE WADD STABLES
GRANDSHORE LANE, FRITTENDEN, KENT, TN17 2BZ



**Lambert
& Foster**

STAPLEHURST MLS 2.5 MILES | CRANBROOK 3.5 MILES | FRITTENDEN VILLAGE 2 MILES

LITTLE WADD STABLES, GRANDSHORE LANE, FRITTENDEN, KENT, TN17 2BZ

A character, detached, converted stables providing well proportioned, predominantly single storey accommodation including a sitting room with wood burning stove, kitchen/dining room, four bedrooms arranged over two floors, including a main bedroom with an en suite shower room, complemented by neatly tended lawned gardens, the total plot size extending to approximately 0.3 of an acre, including a timber double garage, occupying a rural, yet not isolated location, set within this former farmstead, adjoining fields, at the end of a shared private drive, all enjoying countryside views. Cranbrook school catchment area.

GUIDE PRICE £875,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; [harnessed.stable.grin](https://www.what3words.com/harnessed.stable.grin)



DESCRIPTION

Little Wadd Stables is a detached, predominately single storey, converted stables presenting brick and weatherboard elevations, set with oak framed large paned casement windows, dormer windows, beneath a pitched and hipped clay tiled roof. The well proportioned character accommodation presents an opportunity for updating of the fixtures and fittings if so desired. Character features include the flagstone reception and inner hall, latched cottage doors leading off to a double aspect sitting room with inglenook style fireplace housing a wood burning stove, oak overmantel and bressumer beam, exposed beam and studwork to ceiling. The kitchen/dining room has wooden block work surfaces, a one and a half bowl sink unit with mixer tap over, space and plumbing for a dishwasher and washing machine, space and electric point for a cooker, tiled floor and a fine outlook across the gardens. Also arranged on the ground floor are bedrooms three and four, bedroom three with exposed brick work, fitted book shelving and a pleasant aspect out across the garden. Bedroom two has built-in wardrobes and also enjoys a pleasant aspect. A family bathroom is fitted with a traditional white suite. Arranged over the first floor landing, a main bedroom, set partially beneath eaves with built-in wardrobe and aspect to rear with an en suite shower room. Bedroom two, also a double room and set partially beneath eaves, has a fitted wardrobe and access to under eaves storage, enjoying fine views out across the garden.





GARDENS & GROUNDS

Outside, a five bar gate opens onto gravel parking for approximately two cars. A detached timber double garage is fitted with two pairs of double doors, fitted with power and light. The neatly tended lawned gardens are a particular feature, with well-stocked borders, established fruit trees, rose arbour, timber shed, climbing wisteria and hydrangeas. The front garden includes a pond. The whole is enclosed by a mixture of neatly clipped, mixed hedging and close boarded fencing, adjoining and overlooking fields and countryside beyond.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Little Wadd Stables, Grandshore Lane, Frittenden, Cranbrook, TN17 2BZ

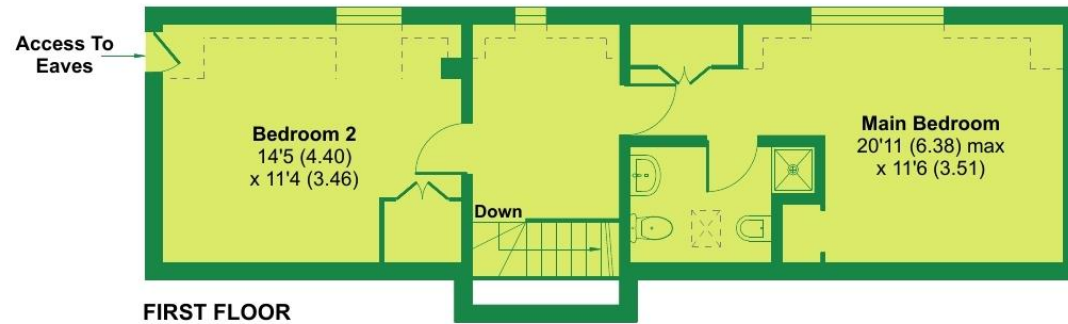
Approximate Area = 1771 sq ft / 164.5 sq m (excludes store)

Limited Use Area(s) = 28 sq ft / 2.6 sq m

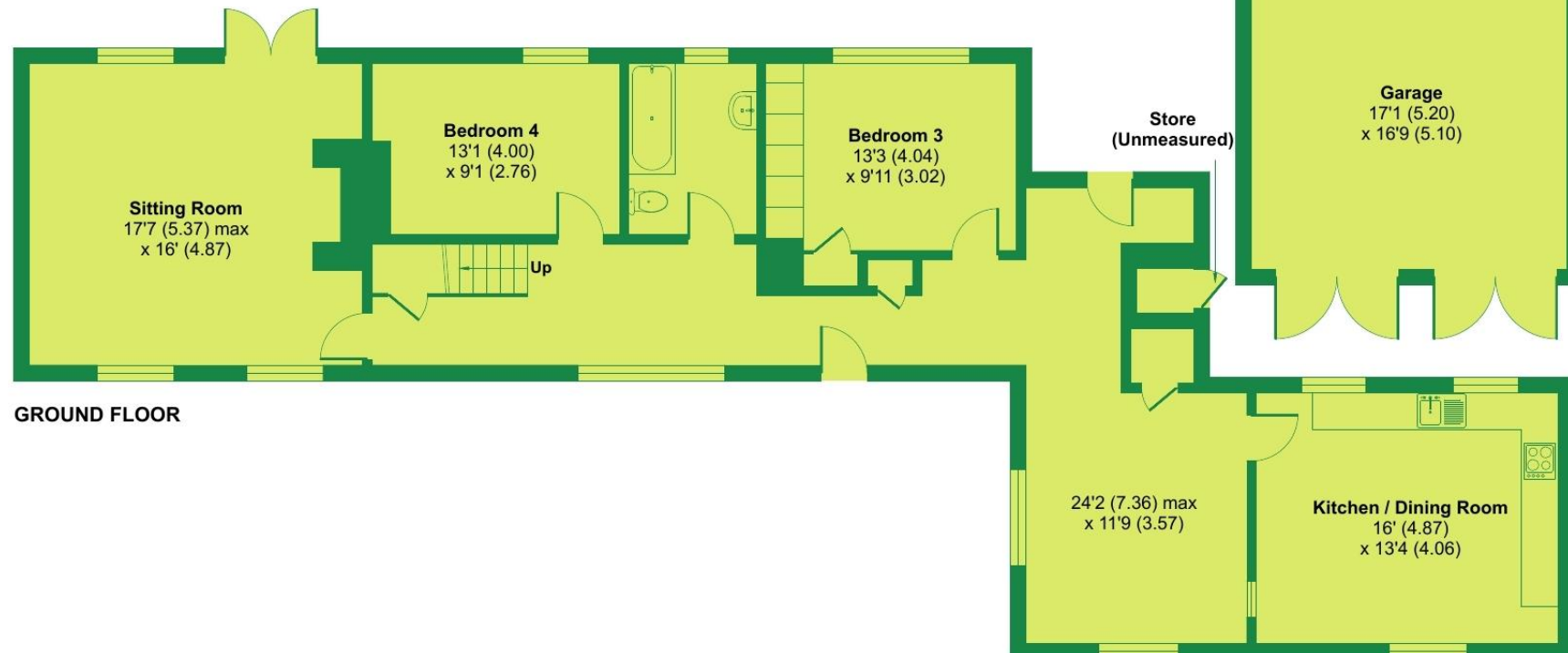
Garage = 285 sq ft / 26.4 sq m

Total = 2084 sq ft / 193.6 sq m

For identification only - Not to scale



Denotes restricted
head height





VIEWING: By appointment only. **Cranbrook Office:** 01580 712888

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private sewage treatment plant

Heating: Oil fired central heating

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band G **EPC:** F (37)

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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