




Great Water Barn

Cranbrook Road, Frittenden, Cranbrook, Kent



BNP PARIBAS GROUP 



A stunning barn conversion sitting well within 30 acres

Situated on the edge of popular Cranbrook with good access to amenities, schools and mainline station in Staplehurst



4 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



GARAGE & CARPORT



30 ACRES



FREEHOLD



RURAL/VILLAGE



5622 SQ FT



**GUIDE PRICE
£2,000,000**



The property

Great Water Barn is a detached unlisted barn conversion with timber and weatherboarded elevations and pitched clay tiled roof. Situated deep within the Kent countryside, on the outskirts of the market town of Cranbrook, the property occupies an idyllic rural setting amidst fields and woodland of approximately 30.5 acres, with a four bedroom family home at the heart.

Internally, the property boasts beautifully proportioned accommodation fitted with bespoke English oak joinery which has been manufactured to the highest standard by Howard Bros Joinery Ltd. There is under floor heating to the ground floor and accommodation includes a double aspect sitting room with fireplace, an impressive dining hall with vaulted ceiling and a study. Recreational rooms include a billiard room, cinema room and an indoor swimming pool with beautiful stone columns and skirtings by Classical Stone Limited.

The kitchen/breakfast room features marble flooring and boasts a comprehensive range of fitted

cupboards, a central island, granite worktops and views over the surrounding lake. It is fitted with integral Miele appliances including an oven, warming drawer and dishwasher. There is a separate utility room which offers additional storage facilities and access to a cloakroom. There is also a ground floor shower room.

From each end of the barn, a staircase leads up to two bedrooms. To the west side of the property, there is the main bedroom suite with an ensuite bathroom and dressing room, as well as a further bedroom with en suite shower facilities. Whilst to the east side of the property, are two bedrooms and a family bathroom.

Solar panels installed 2019 (with 25 year warranty) – qualified for maximum government feed in scheme generating income of about £1,000 per annum.



Outside

Great Water Barn is approached over a long private driveway bounded by fields. On approach to the main residence, electronically operated gates open to a parking area and open bay carport whilst the driveway continues to a gravel turning circle with further parking.

The beautiful gardens and fields merge into woodland and lie mainly to three sides of the property and feature a beautiful lake which is approximately 2 acres that has a boathouse fitted with a kitchenette and WC. Recreational facilities include a tennis court.

Planning Permission for proposed ancillary three-bay carport with mixed use space above - 21/03927/FULL.

Prospective purchasers are advised that they should make their own enquiries to the local planning authority

Location

Great Water Barn is situated in a rural position 2.3 miles west of the much sought-after village of Frittenden, with its primary school and the popular Bell and Jorrocks public house with post office.

The village community supports many clubs and societies and popular events in the village hall. More comprehensive shopping can be found in Cranbrook (3.4 miles), Tenterden (9.8 miles) and Tunbridge Wells (16.4 miles) where there is a wide selection of shops, farm shops and markets providing local produce, schools and good recreational facilities.

Headcorn and Staplehurst stations have fast and frequent services to London Charing Cross/Cannon Street and London Bridge in about 50 to 60 minutes and a high speed service runs from Ashford to London St Pancras in about 37 minutes.

The M20 J8 connects with the remainder of the country's motorway network providing links with Gatwick and Heathrow Airports, London and the Channel Tunnel Terminus.



Distances

- Frittenden 2.3 miles
- Staplehurst 2.3 miles
- Cranbrook 3.4 miles
- Tenterden 9.8 miles
- Tunbridge Wells 16.4 miles

Nearby Stations

- Headcorn
- Staplehurst
- Ashford

Nearby Schools

- Cranbrook School
- Sutton Valence School
- Dulwich Prep
- Benenden School
- Grammar and state schools in Ashford, Tonbridge, Tunbridge Wells and Maidstone

Key Locations

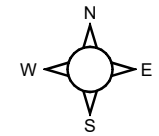
- Sissinghurst Castle
- Leeds Castle
- Chart Hills Golf Club
- Cranbrook Golf Club
- Frankies Farm Shop
- Bloc Butchers
- Hartley Farm Shop
- West House Restaurant Biddenden











The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 5,622 sq ft (522 sq m)

Garage and Carport internal area 616 sq ft (67 sq m)

Boat House internal area 273 sq ft (25 sq m)

Total internal area 6,511 sq ft (614 sq m)

For identification purposes only.

Directions

TN17 2BP what3words: ///shallower.regulates,during

General

Local Authority: Tunbridge Wells

Services: Mains electricity and water. Whole house ventilation system. Ground source heat pumps. Private Drainage - we understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: A

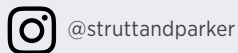
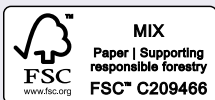
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