



A recently-built family house in this 'farmstead' development

Wilkinsons Barn, Melfort Farm, Wadhurst Road, Frant TN3 9EH

Freehold



Entrance hall • sitting room • study • expansive kitchen/dining/family room • utility room • cloakroom • integral double garage and outside store • landing • principal bedroom with dressing room and en-suite bathroom • guest bedroom with en-suite shower room • two further double bedrooms • family bathroom • generous forecourt parking with electric gated entrance • rear terrace onto lawned garden with raised borders • estate drive to the Wadhurst road with further electric gate • balance of the 10 year warranty • total plot about 0.43 of an acre • EPC = B

Description

An impressive contemporary home set in this small and secure, 'farmstead development' of just three houses. Based on the theme of a farmhouse with its neighbouring oast and barn, all of the homes in this exclusive development are substantial and the delightful setting is semi-rural in character being nestled at the end of a long estate drive, set far back from the Frant to Wadhurst road.

The property has an outlook over woodland to the front and fields to the rear and is finished in a minimalist contemporary style, with the emphasis on large rooms and the wonderful southerly aspect. Oak joinery is one of the features, along with plenty of glazing and a modern design for the kitchen and bathrooms. The huge kitchen/dining/family room is of particular note, with stone flooring, AEG appliances, a generous larder cupboard and a central island unit with a breakfast bar. This is one of the two key reception rooms, both of which enjoy a focus to the southerly side, with twin double sliding doors directly onto the garden terrace. The four bedrooms on the first floor also have an attractive southerly outlook.

Situation

Frant village green is reached within about a mile, offering two well-regarded public houses, a local post office and stores, a hairdressers as well as a Church, village hall and a modern, well regarded primary school. Wadhurst is a little further away being 3.5 miles, but offers more amenities, including Uplands Community College for secondary schooling. Tunbridge Wells is also reached within about 3.5 miles and offers the most comprehensive amenities locally and is a delightful, characterful and expanding town, with highlights including the famous Pantiles shopping arcade, which dates back to Georgian times and the massive open spaces of the Common, which cuts a swathe of green space right into the middle of the town, supplemented by a number of beautiful formal parks, including Dunorlan.

Mainline rail: Local stations are on the main Hastings line into London Charing Cross/Cannon Street and London Bridge, with Frant station at Bells Yew Green being about 2.2 miles and Tunbridge Wells one stop further up the line.





Private and state schools: There is a good variety of schooling locally, with the nearest primary schools at Frant, Wadhurst, Tunbridge Wells and Mark Cross, to the south. There are private preparatory schools in Tunbridge Wells, including The Mead and Rosehill and others outside the town, with Holmewood House at Langton Green and Skippers Hill at Five Ashes. At secondary level there are community colleges at Wadhurst and Heathfield and an Academy at Crowborough, with Grammar Schools (entry by academic performance in the 11-plus exam) and secondary schools in Tunbridge Wells and private schooling at Mayfield for girls and Tonbridge for boys and co-ed options at Sevenoaks, Eastbourne, Brighton and at Bedes in Upper Dicker.

Outgoings

Wealden District Council (01323) 443 322, Tax Band H

Services

Mains electricity and water and private drainage

Directions

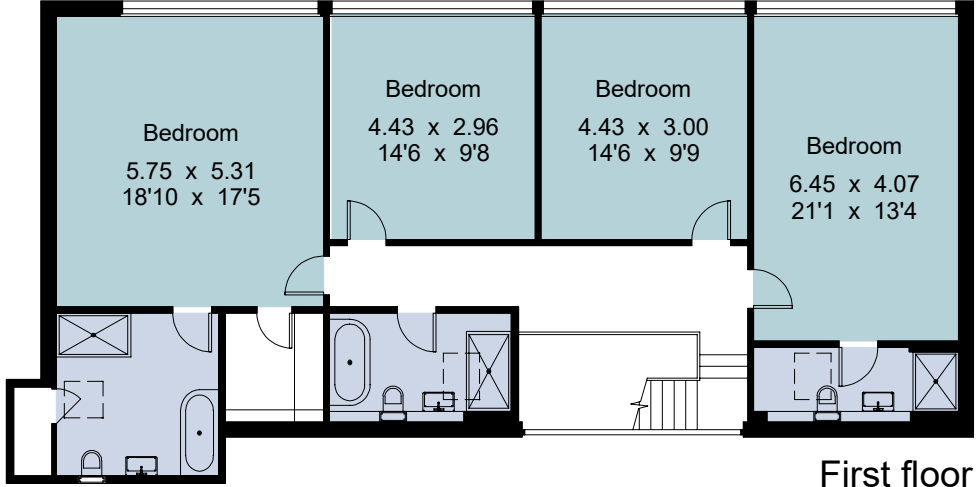
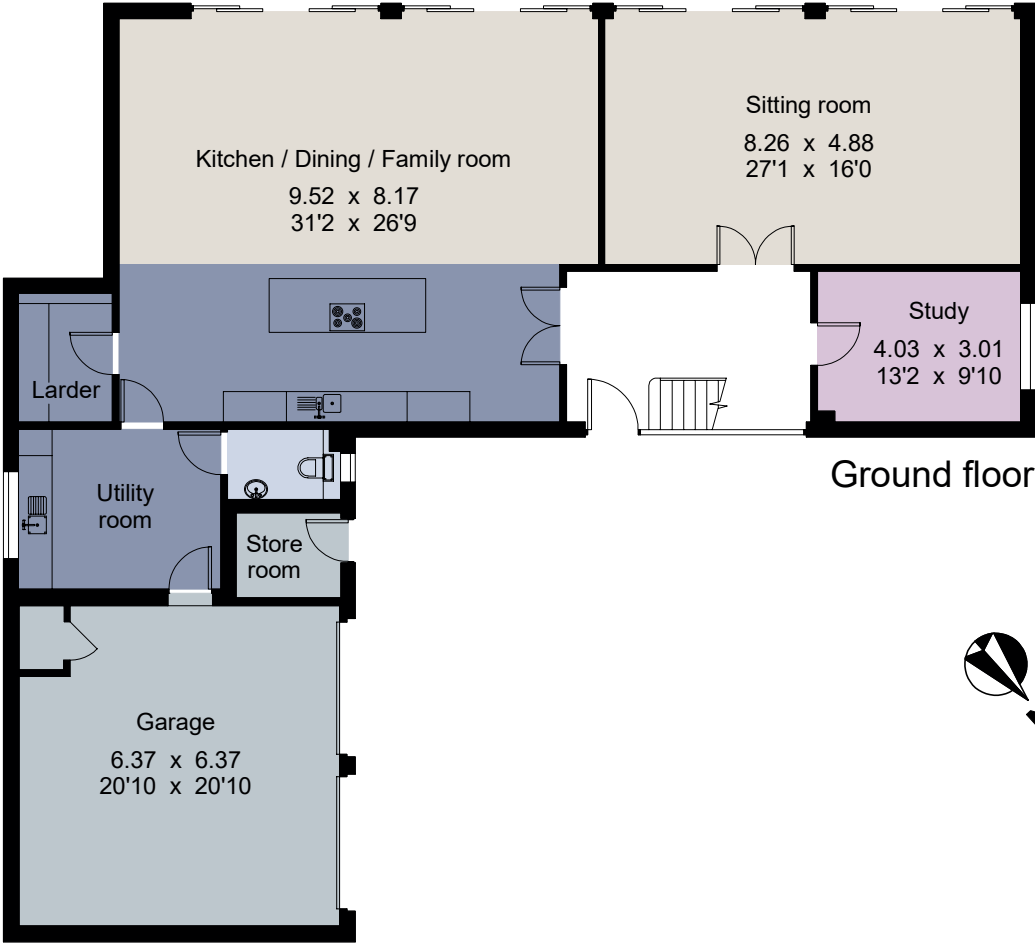
From our offices in Tunbridge Wells proceed out of the town on Frant Road (A267). Continue through Frant before turning left on the B2099 towards Wadhurst. Continue along this road for about 0.3 of a mile and the main entrance to Melfort Farm will be seen on the left.

Viewing

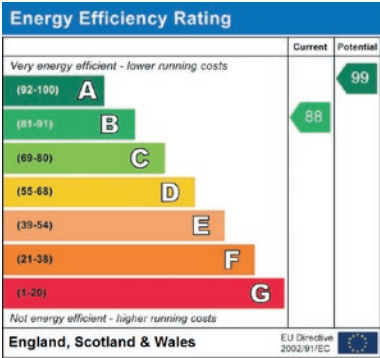
Strictly by appointment with Savills.



Wilkinsons Barn, Frant
Gross internal area (approx) 324.6 sq m/3493 sq ft
Garage 40.4 sq m/434 sq ft
Total 365.0 sq m/3927 sq ft



For identification only - Not to scale
© Trueplan (UK) Limited



For identification only. Not to scale. ©

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by Trueplan (UK) Ltd