



OLD FORGE  
CHAPEL

# Sand Lane, Cranbrook, TN17 2BA

## GUIDE PRICE £350,000 - £375,000



NO ONWARD CHAIN. GUIDE PRICE £350,000 - £375,000. Beautifully presented, individual and unlisted detached former chapel offering two bedrooms, sitting room with log burning stove and off road parking, located on a country lane on the edge of the pretty village of Frittenden and within the Cranbrook School catchment area.

Dating back to 1800 and converted in 2005, this stunning weather boarded former chapel has been awarded a blue plaque by Frittenden Historical Society and has recently undergone renovation by the current owners.

The single storey accommodation is beautifully presented throughout and offers a bright double aspect sitting room with striking vaulted ceiling and log burning stove with doorway leading to the kitchen/dining room fitted with a range of traditionally styled wall and base units, wooden worksurfaces, ceramic sink with mixer tap, integrated dishwasher, fridge freezer, undercounter oven, electric hob and extractor above.

A further doorway leads to the rear hall and on to the generous master bedroom with vaulted ceiling, window overlooking the rear courtyard and glazed door offering access out, a second bedroom and the bathroom with suite comprising of bath with mixer tap and shower attachment, walk-in shower cubicle, pedestal basin and WC.

Externally the property features a combination of mature hedgerow and picket fenced borders. To the rear the enclosed courtyard offers paved and gravelled areas with established planted beds, pathway leading to the front and picket gates leading out to the driveway. The enclosed front garden offers a gated picket fence with pathway leading to an attractive covered porch, small lawn area and planted beds.

Old Forge Chapel is located in the pretty village of Frittenden, positioned between Staplehurst and Cranbrook, which offers a public house, church and primary school, within the catchment area for the renowned Cranbrook School.

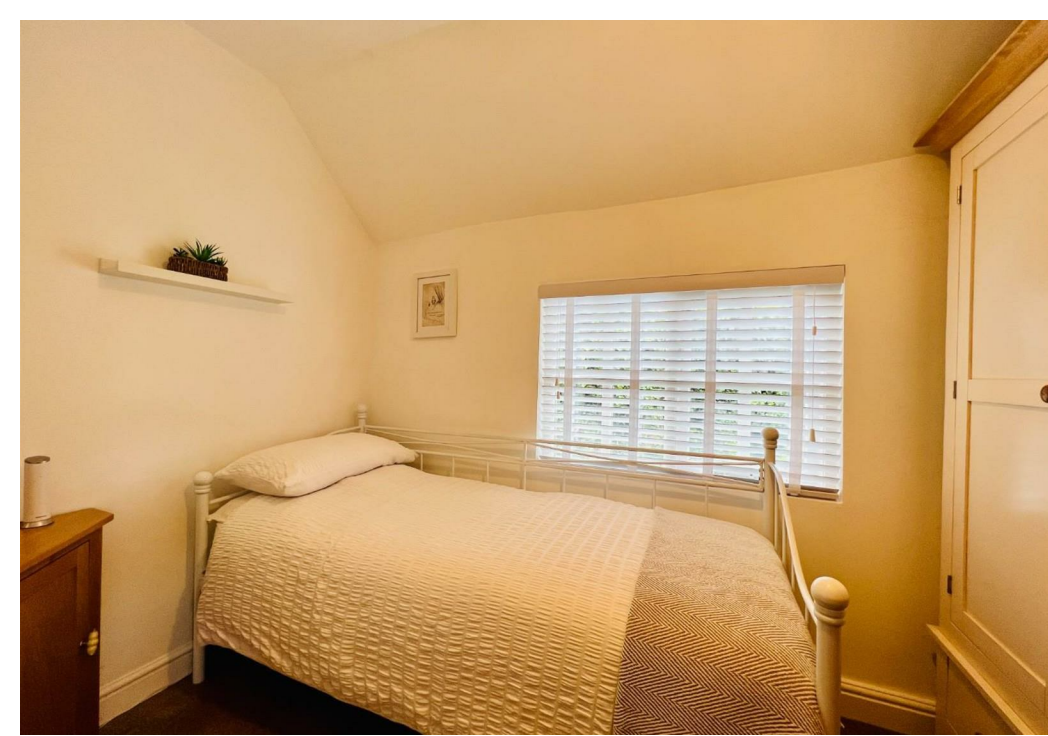
A short drive away is the market town of Cranbrook, one of the most picturesque small towns in the Weald renowned for its eclectic mix of shops, cafes, restaurants, boutiques and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

The property is also located within easy access to the picturesque tree-lined High Street of Tenterden. This town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. The area boasts many other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

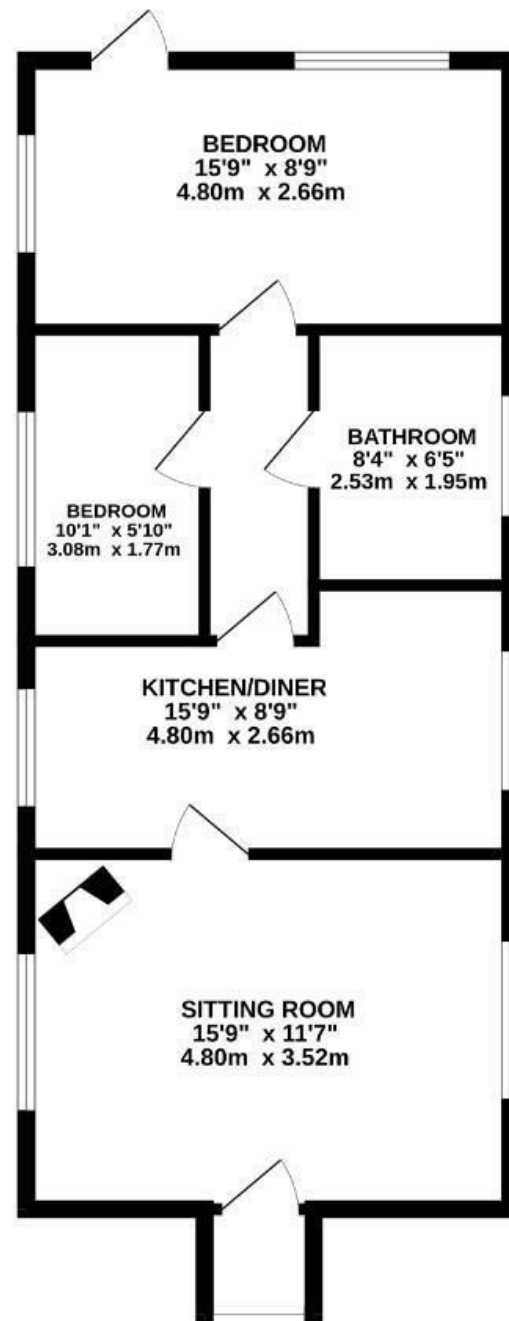
The nearby A21 offers excellent links to the motorways and the mainline station at Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.

Tenure - Freehold  
Services – Mains Water, Sewerage, and Electricity  
Heating – Electric Heating and Log Burning Stove  
Broadband – Average Broadband Speed 4mb – 1000mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low





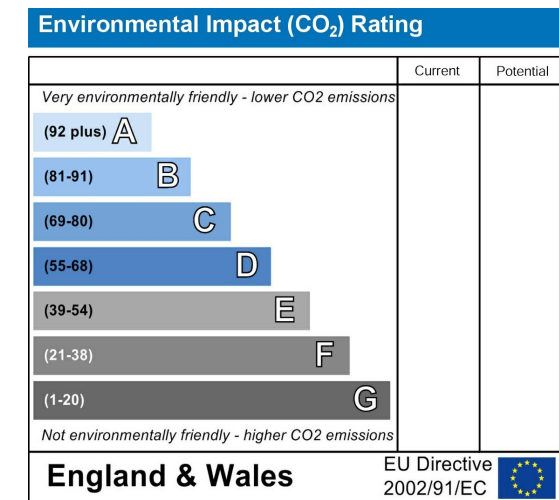
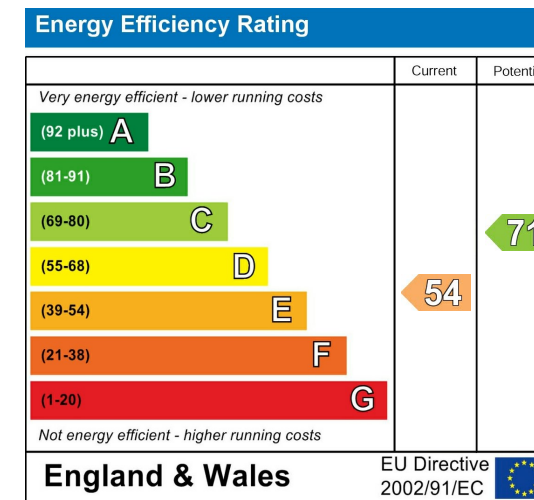
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold  
Council Tax Band: D

- INDIVIDUAL UNLISTED DETACHED FORMER CHAPEL
- NO ONWARD CHAIN
- RECENTLY RENOVATED THROUGHOUT
- SITTING ROOM WITH LOG BURNING STOVE
- OFF ROAD PARKING
- PRIVATE COURTYARD GARDEN
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND F - EPC RATING E



71

54

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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