



Shernfold Lodge

Frant, East Sussex, TN3 9DL

Batcheller
Monkhouse

Our Corner of England

Shernfold Lodge

An imposing Grade II listed lodge house situated in the popular village of Frant. The Lodge is well presented throughout with a large garden, off street parking and garage and views over Frant Green. Frant station is 1.7 miles distant.

Ground Floor

- Dining Room
- Sitting Room
- Kitchen Breakfast Room
- Study
- Conservatory
- Ground Floor Bedroom

First Floor

- Main Bedroom with En Suite Shower Room
- Two further Double Bedrooms
- Family Bathroom

Outside

- Single Garage
- Off street parking
- Gardens wrapping around the house



DESCRIPTION

Shernfold Lodge is one of the most distinctive properties in the sought after village of Frant. Situated directly on the green, it is well presented and in good order throughout, having been updated both inside and out, including painting, new roof, boiler and radiators.

The main features of the property include:

- **Entrance porch** with door leading through to a impressive dual aspect **dining room** with solid oak floors and a spectacular Minster Stone Haddon Hall fireplace.
- **Sitting room** A dual aspect L shaped room with stone fireplace and solid oak floors with double doors opening into a conservatory.
- **Conservatory** with Travertine marble floor with views and doors opening onto the garden.
- **Kitchen/breakfast room** which has a stone tiled floor, an integrated oven, hob with extractor hood over, dishwasher, eye level microwave and wooden work surfaces beneath which are a series of low level cupboards and drawers. There are further wall mounted display cabinets and cupboards.
- **Family room/bedroom** currently set up as a study and music room while being an occasional bedroom with double doors opening onto the garden.
- On the first floor there are **three double bedrooms**, with the **main bedroom** having an **en suite shower room** with marble floors and floor to ceiling marble tiles. There is a further **family bathroom** with bath, WC and pedestal basin.

OUTSIDE

In front of the house is a gravel forecourt with parking for 2-3 cars and an area of hard standing for a further two cars, and a single garage. The main part of a large garden is to the side and rear of the house and is mainly laid to lawn interspersed with mature shrubs and planted beds and mature trees all enclosed by hedging. The garden has a number of seating areas including a secluded terrace accessed from the family room.

AMENITIES

Local: Sherndefold Lodge is ideally located on the edge of the village green and a short walk from the village amenities which include post office store, picturesque church, 2 pubs and a popular primary school. It is also just 100 yards from the public footpath leading into Eridge Estate which offers miles of glorious walks across undulating countryside. Tunbridge Wells is only 2.5 miles distant with a comprehensive range of shopping and recreational facilities.





Towns: Tunbridge Wells (2.5 miles). Wadhurst (4.3 miles).

Transport: Frant Station (1.7 miles). Tunbridge Wells (2.8 miles). Wadhurst Station (3 miles). Eridge Station (4.5 miles).

Schools: Frant Church of England Primary School. The area is served by highly regarded schools both state and private schools.

Leisure: Horse riding, walking and mountain bike trails at Bedgebury Pinetum. Golf at the Nevill Golf Club, Tunbridge Wells.

DIRECTIONS

Driving from Tunbridge Wells Shernfold Lodge is located just off Frant Green on your left as you pass the green heading towards Mark Cross.

What3Words: ///gold.cattle.hears

Additional Information

Local Authority: Wealden District Council. 01323 443322 www.wealden.gov.uk

Services (not checked or tested): All mains services connected

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX190992 / ESX191774

EPC: N/A

Council Tax Band: G



GUIDE PRICE £1,250,000 - £1,350,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

Shernfold Lodge, Sherntold Park, Frant, Tunbridge Wells, TN3 9DL

Approximate Area = 2049 sq ft / 190.3 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 2175 sq ft / 202 sq m

For identification only - Not to scale

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

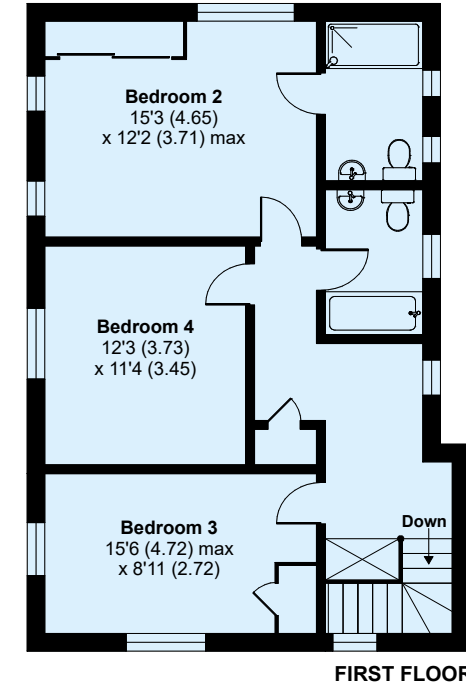
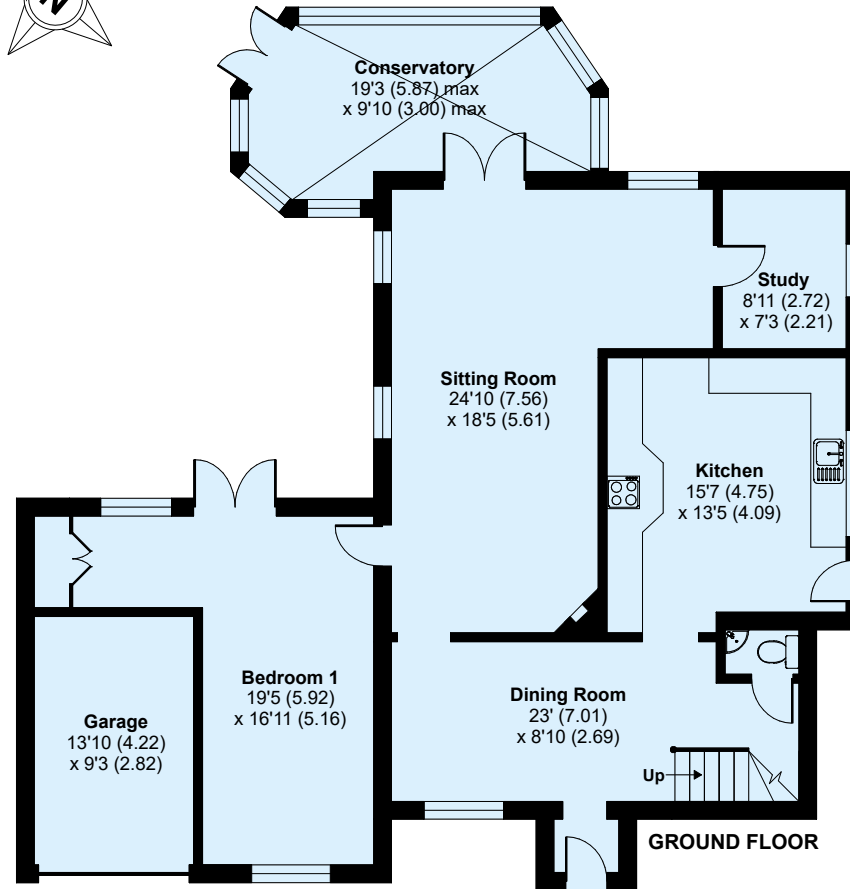
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Batcheller Monkhouse. REF: 1026932