

BENENDEN, KENT





STANDEN STREET, BENENDEN, KENT TN17 4LA

A Stunning Unlisted Barn Conversion

Drawing Room * Dining Room * Study * Kitchen/Breakfast/Sitting Room
Garden/Family Room * Playroom/Bedroom * Utility Room
Boot Room * Boiler Room * Two Cloakrooms

Master Bedroom with Ensuite * Three Further Bedrooms, All Ensuite

Gardens * Terracing * Triple Garage * Off Road Parking

Annexe * Sitting Room * Kitchen/Breakfast Room * Three Bedrooms * Bathroom

Harpers and Hurlingham

The Corner House

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This stunning unlisted converted barn occupies a peaceful, rural location on the outskirts of the sought after village of Benenden.

The barn benefits from high ceilings, exposed beams and a feeling of space. The accommodation consists of drawing room with open stud wall leading to a formal dining room and steps leading down to a garden/family room with doors to the terrace, a study, a kitchen/breakfast room with open stud wall and steps leading to the sitting room, a utility room, a playroom/bedroom, a boot room, a boiler room with pantry style cupboard, a walk-in store and two cloakrooms on the ground floor.

An Oak butterfly staircase leads to the master bedroom with ensuite bathroom and an additional bedroom with ensuite shower on one side and a double bedroom with ensuite bathroom on the other side. A second staircase leads to a guest bedroom with ensuite shower.

Outside there is a detached annexe which is currently used as a holiday let. The accommodation consists of a sitting room, a kitchen/dining room, a double bedroom and a family bathroom on the ground floor. On the first floor there are two additional bedrooms.

Outside a gravel drive leads to a turning circle to the front of the barn. The barn, annexe and garaging form a courtyard on three sides of the drive. The detached cart lodge garage provides a double open bay plus enclosed bay and garden store. Terracing adjoins the drive to the front of the annexe and there is a delightful pond. A feature of the barn are the beautifully landscaped gardens to the rear with extensive lawned areas with mature trees, flower and shrub beds, vegetable beds and an ornamental pond. Terracing to the rear and a raised terrace to the side provide an ideal space for outside entertaining and enjoying the gardens.

This stunning barn benefits from being located within the much sought after Cranbrook School Catchment Area.





Leather on willow is a common sound during the Summer on the village green, a feature of Benenden which also benefits from two pubs (one with awards), a large general store and post office, a hairdresser and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought after Cranbrook School Catchment Area but is also close to the local Primary School.

Mainline Rail Services available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.

Energy Performance Certificate



Standen Barn Cottage, Standen Street, Benenden, CRANBROOK, TN17 4LA
 Dwelling type: Detached bungalow Reference number: 0725-2815-7871-9424-3005
 Date of assessment: 25 March 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 March 2014 Total floor area: 117 m²

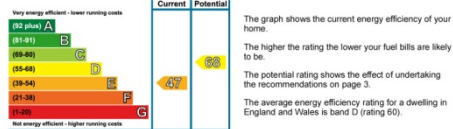
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,058
Over 3 years you could save	£ 1,296

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 189 over 3 years	You could save £ 1,296 over 3 years
Heating	£ 4,020 over 3 years	£ 3,249 over 3 years	
Hot Water	£ 741 over 3 years	£ 324 over 3 years	
Totals	£ 5,058	£ 3,762	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

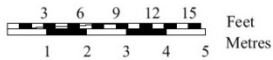
Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

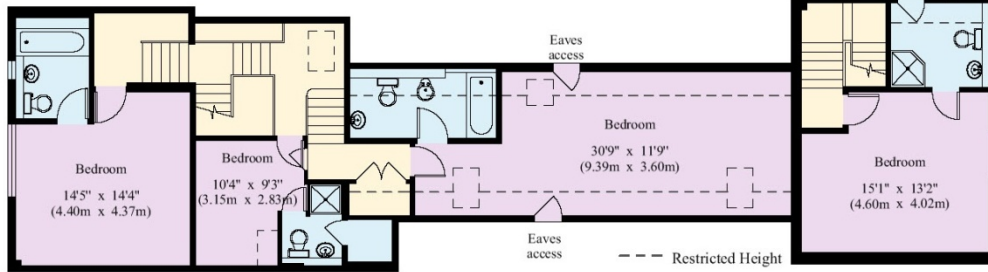
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 408	✓
2 Low energy lighting for all fixed outlets	£20	£ 72	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 308	✓

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

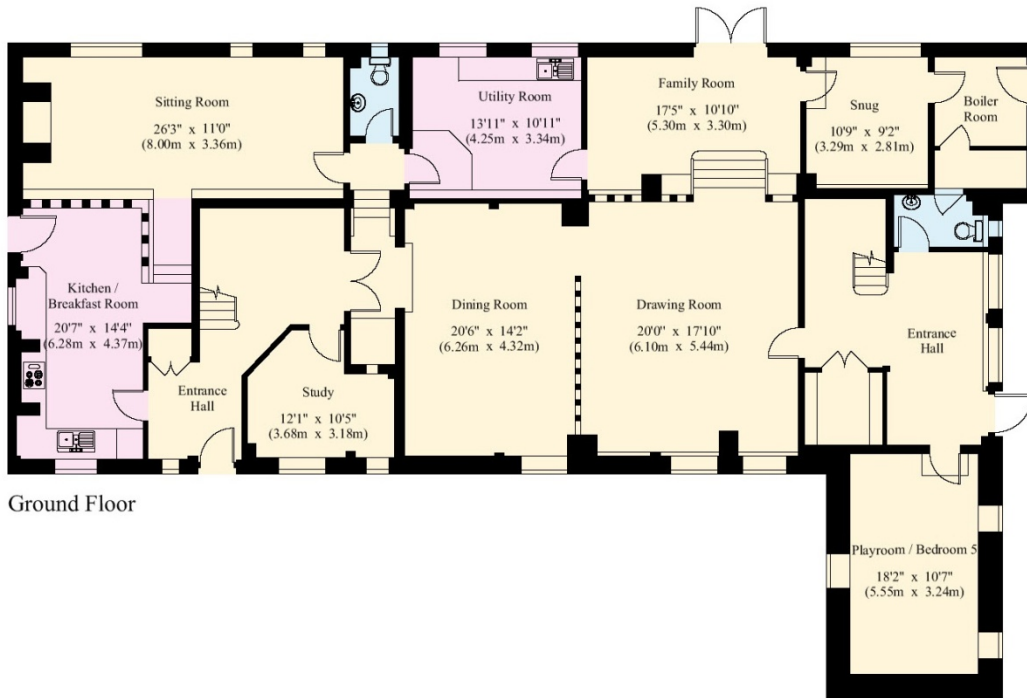


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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



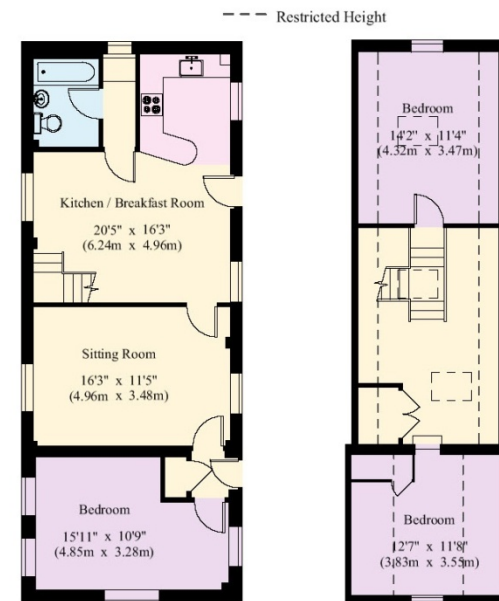
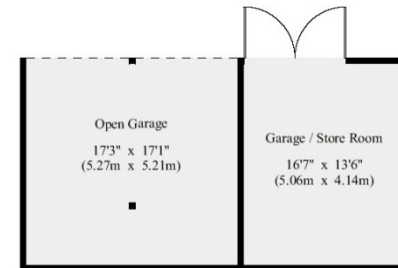
First Floor



Ground Floor

Standen Barn

House - Gross Internal Area : 392.6 sq.m (4225 sq.ft.)
 Cottage - Gross Internal Area : 116.2 sq.m (1250 sq.ft.)
 Garage - Gross Internal Area : 48.6 sq.m (523 sq.ft.)



Ground Floor

First Floor

Energy Performance Certificate



Standen Barn, Standen Street, Benenden, CRANBROOK, TN17 4LA
 Dwelling type: Detached house Reference number: 2158-5001-7207-2214-4804
 Date of assessment: 25 March 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 March 2014 Total floor area: 399 m²

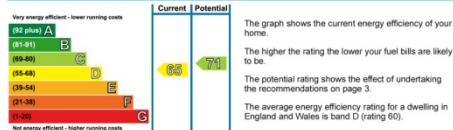
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Estimated energy costs of dwelling for 3 years:	£ 9,291
Over 3 years you could save	£ 735

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 666 over 3 years	£ 375 over 3 years	You could save £ 735 over 3 years
Heating	£ 7,887 over 3 years	£ 7,491 over 3 years	
Hot Water	£ 738 over 3 years	£ 690 over 3 years	
Totals	£ 9,291	£ 8,556	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

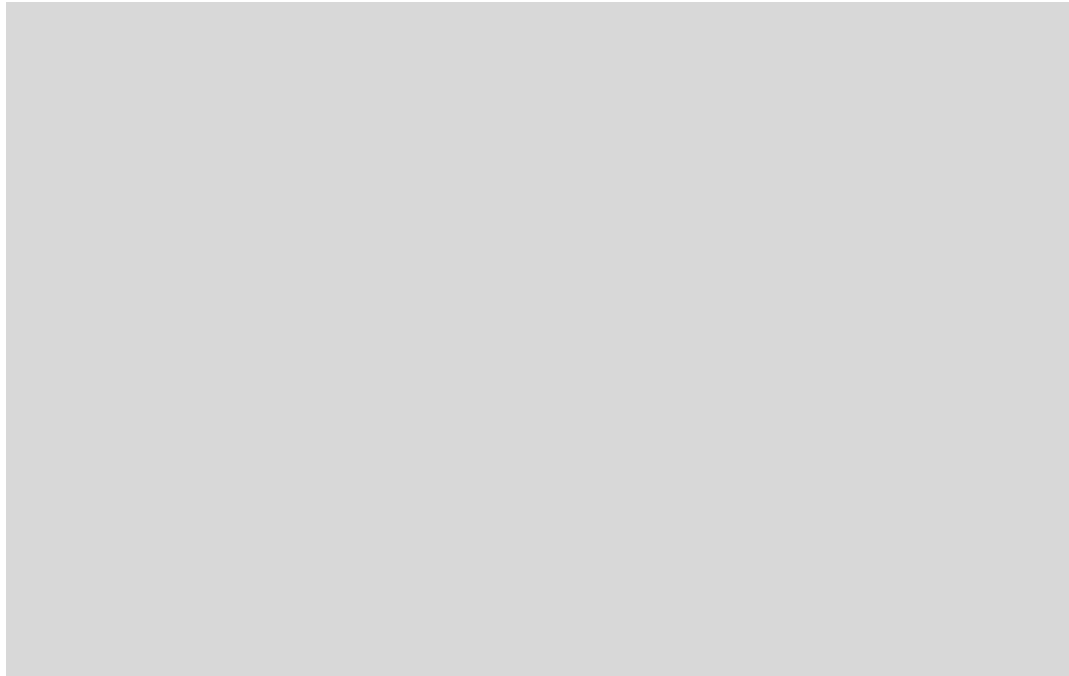
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£175	£ 219	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 387	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 786	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

Mains electricity and water. Oil fired central heating for the barn and LPG for the annexe and cooking within the barn. Private drainage. Double glazed throughout.

Tunbridge Wells Borough Council - Council Tax Band F - Barn and B - Annexe

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.





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