

BENENDEN, KENT



WALKHURST ROAD, BENENDEN, KENT TN17 4DR

Stunning Family Home with Views

Sitting Room * Dining Room * Entrance Hall * Kitchen
Utility Room * Cloakroom

Three Double Bedrooms * Family Bathroom * W.C.

Garden Approx. 1 Acre * Garaging * Off Road Parking

Cranbrook School Catchment Area

Built in the early 1950s, this striking family home is situated on a sought after country lane in the popular village of Benenden. Sitting well within its own gardens and enjoying far reaching countryside views, the property offers lots of potential subject to planning permission.

The accommodation consists of an entrance hall, double aspect sitting room with fireplace and doors to the garden, double aspect dining room, kitchen, utility room with boiler room, pantry and door to the garage and a cloakroom on the ground floor.

On the first floor there are three double bedrooms all with vanity units, a family bathroom and a separate w.c.

Outside there is an in and out driveway which leads to the garaging and provides ample off road parking. The enclosed gardens of approximately one acre are laid predominantly to lawn interspersed with mature trees and shrubs. Within the gardens there are two greenhouses.

Harpers and Hurlingham

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TN17 3HE

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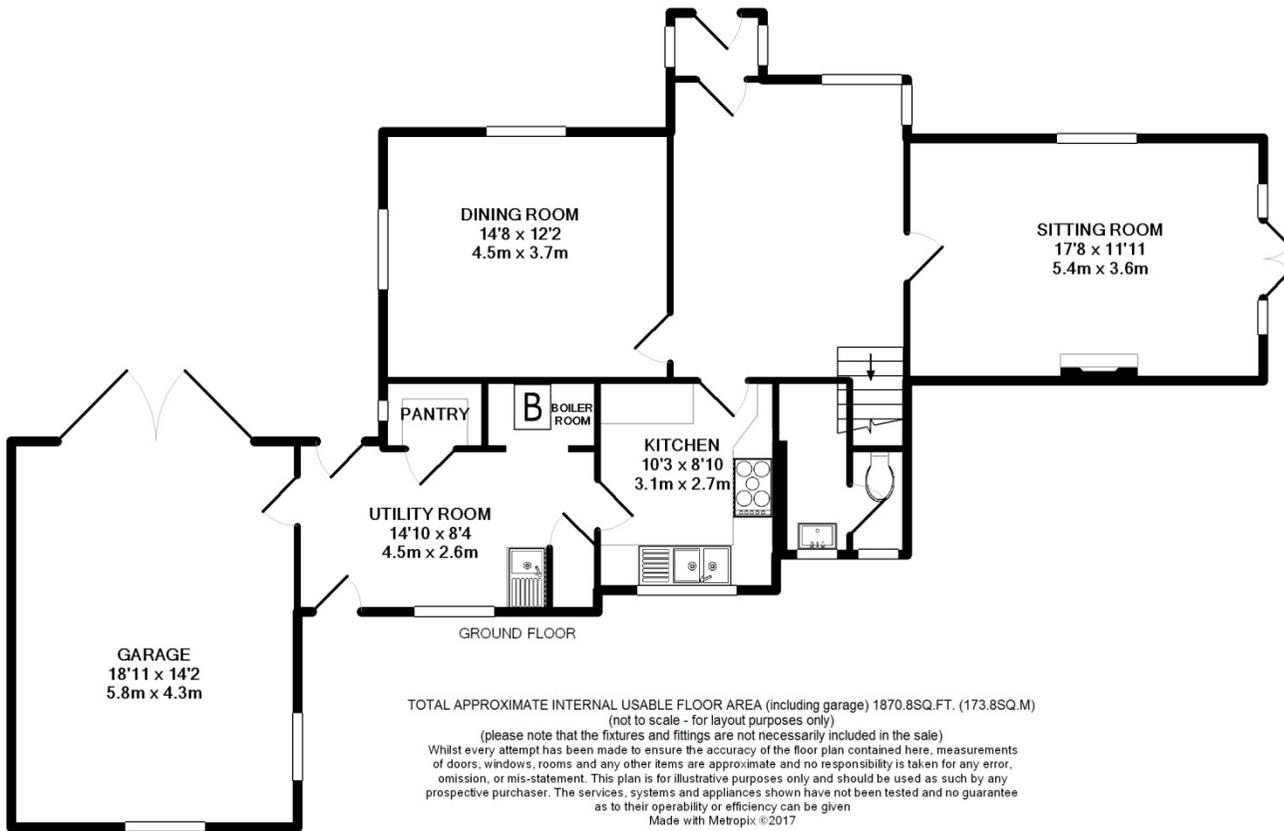




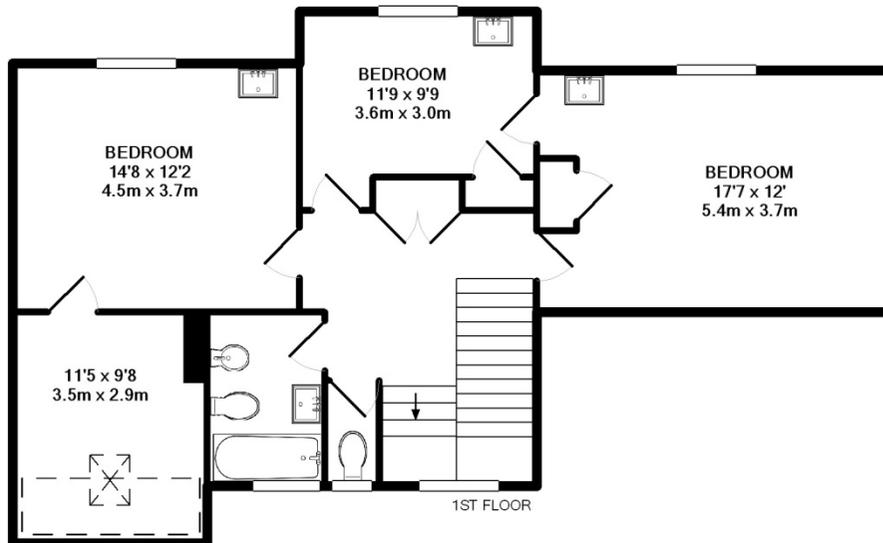
Leather on willow is a common sound during the Summer on the village green, a feature of Benenden which also benefits from an award winning pub, a large general store and post office, a hairdresser and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

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.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including garage) 1870.8SQ.FT. (173.8SQ.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

Old Tiles, Walkhurst Road, Benenden, CRANBROOK, TN17 4DR
 Dwelling type: Detached house Reference number: 8043 7322 5640 0015 0026
 Date of assessment: 26 February 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 February 2017 Total floor area: 174 m²

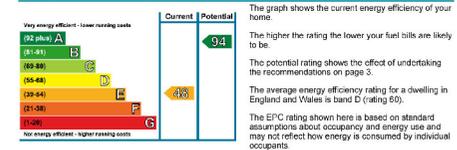
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 6,567
Over 3 years you could save £ 3,513

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 423 over 3 years	£ 264 over 3 years	
Heating	£ 6,644 over 3 years	£ 2,933 over 3 years	
Hot Water	£ 600 over 3 years	£ 237 over 3 years	
Totals	£ 6,567	£ 3,054	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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. Increase loft insulation to 270 mm	£100 - £350	£ 153	
2. Cavity wall insulation	£500 - £1,500	£ 1,743	
3. Floor insulation (solid floor)	£4,000 - £9,000	£ 351	

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.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

SERVICES

Mains electricity, gas and water.

Tunbridge Wells Borough Council - Council Tax Band G

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



