

# IDEN GREEN KENT



MILL STREET, IDEN GREEN, KENT TN17 4HH

## Charming Grade II Listed Family Home

Entrance Hall \* Drawing Room \* Sitting Room \* Dining Room  
Kitchen/Breakfast Room \* Utility Area \* Shower Room

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Master Bedroom Suite \* Three Further Bedrooms \* Family Bathroom

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Enclosed Garden \* Detached Double Garage \* Off Road Parking

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Cranbrook School Catchment Area

Full of character this charming Grade II Listed family home is believed to have origins as a medieval hall house but with 16th and 19th century additions. Exhibiting many period features from exposed beams to an inglenook fireplace, the accommodation is in need of some updating. Set in delightful enclosed gardens, the property is situated in the much sought after hamlet of Iden Green.

The accommodation consists of an entrance and inner hall leading to a drawing room with inglenook fireplace and log burning stove and an oriel window. Steps lead from the inner hall to the sitting room and dining room which enjoys a decorative fireplace. Steps lead back down into the kitchen/breakfast room and the utility area. There is also a shower room on the ground floor.

Two staircases lead to the first floor where there is a master bedroom suite consisting of a double bedroom with fireplace, a dressing room and a shower room. There are two interconnecting bedrooms although both can be used independently of the other, a further bedroom and a family bathroom. The galleried landing is currently used as a library.

Outside the house sits well within its garden which is laid predominantly to lawn with mature hedging, well stocked flower and shrub beds, a vegetable garden and a variety of fruit trees including apples, plums, pears, damson and mulberry. A gated drive leads to the detached double garage and provides ample off road parking.

### Harpers and Hurlingham

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Iden Green has easy access to the Village of Benenden with award winning pub, a large general store and post office, and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.

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.







## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: n/a

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.



