



‘Our Focus Determines Your Reality’



Iden Green Road
Iden Green
Kent
TN17 4HA



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

Principal Bedroom with Ensuite Shower Room and Roof Terrace
Two Further Double Bedrooms * Family Bathroom

Off Road Parking * Enclosed Garden



CHARMING ATTACHED PERIOD COTTAGE

This charming cottage is situated in the sought after hamlet of Iden Green. The cottage has been converted from the Old Stores and has under gone a complete renovation whilst retaining the character and period features. A feature of this charming cottage is the roof terrace leading from the principal bedroom.

The accommodation consists of an entrance hall leading to a sitting room with bay window, an open plan kitchen/dining room leading to a utility room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and double doors leading to a roof terrace. There are a further two bedrooms, one with a fireplace and a family bathroom.

Outside there is off road parking leading to an enclosed garden with steps leading to a paved terrace.



IDEN GREEN

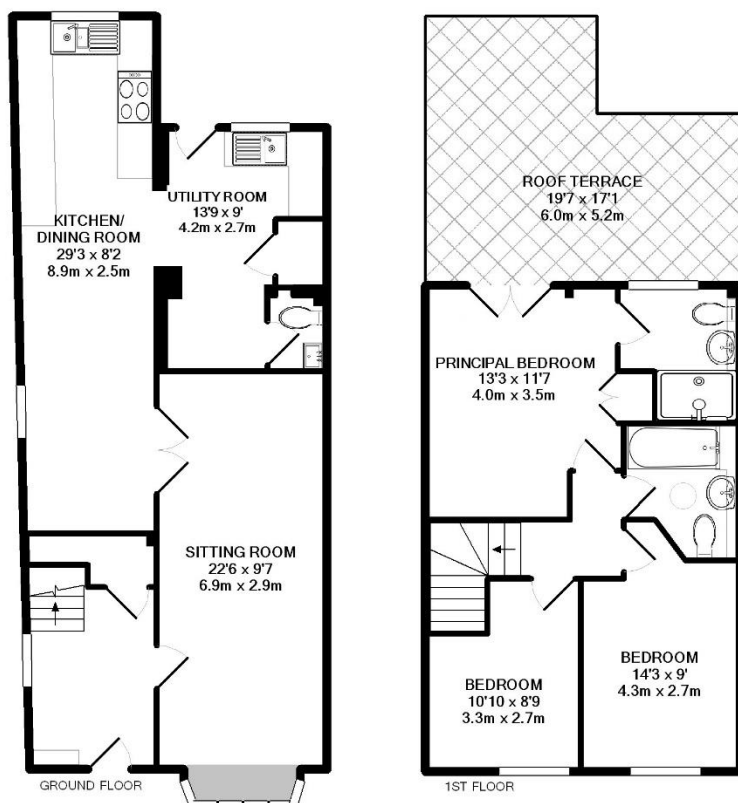
Iden Green has easy access to the Village of Benenden with award winning pub, a large general store and post office, and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

SCHOOLS AND CONNECTIONS

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.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Roof Terrace) 1104.45Q.FT. (102.65Q.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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SERVICES

Mains electricity and water. Air source heat pump for heating.

EPC Rating: C

Tunbridge Wells Borough Council - Council Tax Band E

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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