



'Our Focus Determines Your Reality'



Cranbrook Road
Benenden
Kent
TN17 4DG



Sitting Room * Family Room * Kitchen/Breakfast Room
Cloakroom

Principal Bedroom Suite
Three Further Double Bedrooms, One with Study
Family Bathroom

Enclosed Garden * Off Road Parking



STUNNING ATTACHED PERIOD BARN

This stunning attached period property exhibits many character features from exposed beams and brickwork to red brick floors. The barn occupies a semi-rural, farm hamlet location on the edge of Benenden providing a feel of being rural without being isolated.

The accommodation consists of a sitting room, family room, kitchen/breakfast room with doors to the garden and cloakroom on the ground floor.

On the first floor there is a principal bedroom suite comprising a bedroom, dressing room/nursery and shower room, a double bedroom and a family bathroom.

Situated on the second floor are a double bedroom with interconnecting study and a further double bedroom.

The enclosed garden to the rear is laid predominantly to lawn with a delightful stone terrace. Mature shrubs and plants border the lawn. A gate in the fence leads from the terrace onto the gravel drive which provides ample off road parking.

The property benefits from being located within the much sought after Cranbrook School Catchment Area and has good access to the main road and rail networks.



BENENDEN

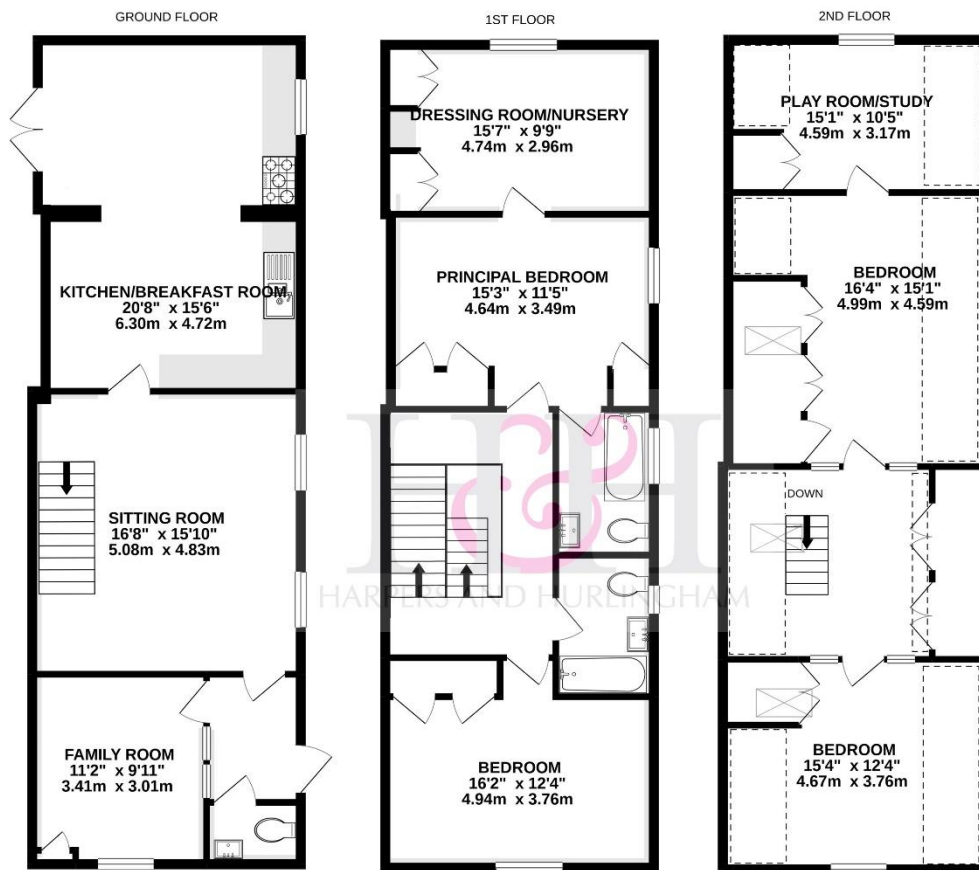
Leather on willow is a common sound during the summer on the village green, a feature of Benenden which also benefits from an award winning pub, a large general store with post office and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

SCHOOLS AND CONNECTIONS

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 USABLE INTERNAL FLOOR AREA 2,100SQ.FT. (195.1SQ.M.)
(not to scale - for layout purposes only)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance 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 floorplan 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, gas and water. Gas fired central heating. Shared Klargestor Treatment Plant located in the grounds of Mounts Barn.

EPC Rating: C

Tunbridge Wells Borough Council - Council Tax Band F

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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