



'Our Focus Determines Your Reality'



Woodcock Lane
Iden Green
Kent
TN17 4HT



Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast Room
Shower Room

Master Bedroom * Two Double Bedrooms * Bedroom/Study
Family Bathroom

Garden and Woodland of Approximately 1.5 Acres
Double Garage * Off Road Parking



ATTRACTIVE EDWARDIAN COTTAGE WITH WOODLAND OUTLOOK

Believed to date from 1905 with later additions, this attractive Edwardian cottage occupies a country lane position in the hamlet of Iden Green. The cottage enjoys views across the garden to its own woodland. Lapsed planning exists to further extend the cottage.

Arranged over three floors, the accommodation consists of a triple aspect sitting room with bay window and fireplace, a dining room, a kitchen/breakfast room and a shower room on the ground floor.

On the first floor there is a double aspect master bedroom, a double bedroom and a family bathroom. A stair case leads to the second floor where there is a multi-aspect double bedroom and a further bedroom/study.

Outside a gate opens onto a driveway providing ample off road parking and leading to a double garage. A gate in the hedge to the front leads to the front door. The garden is laid to lawn with a terrace which overlooks an area of private woodland belonging to the property, in all approximately 1.5 acres.



IDEN GREEN

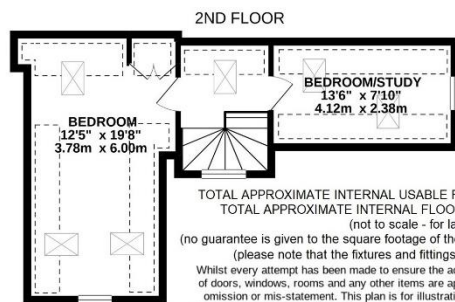
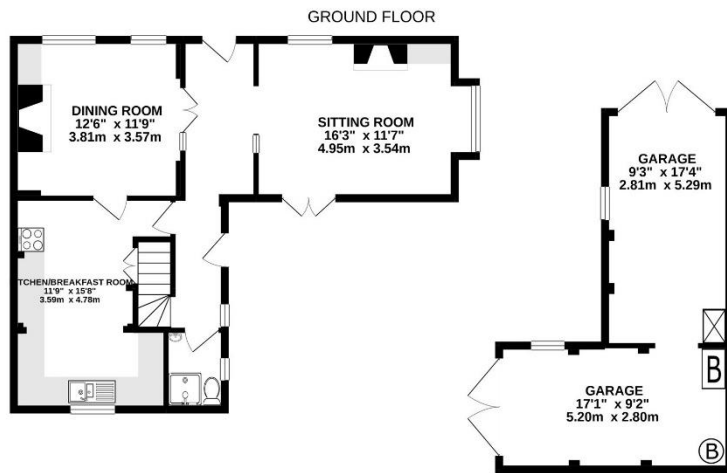
Within Iden Green there is a Pub, a tennis club and a kindergarten. The Village of Benenden is easily accessed where there is an award winning pub, a large general store and post office, and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

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, Saint Ronan's, 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.

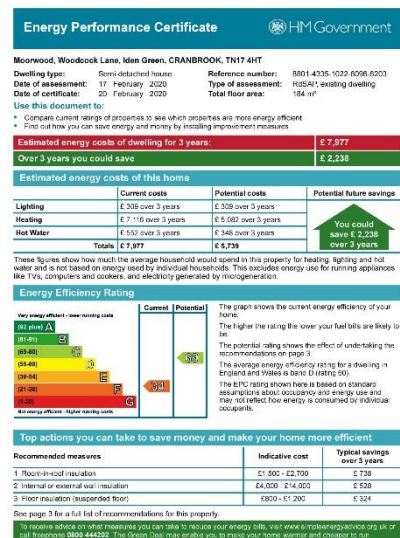




TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA, HOUSE 1,397SQ.FT. (129.8SQ.M.)
TOTAL APPROXIMATE INTERNAL FLOOR AREA, GARAGE 316.7SQ.FT. (29.4SQ.M.)
(not to scale - for layout purposes only)

(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, water and drainage. Biomass boiler for central heating.

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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