



‘Our Focus Determines Your Reality’



Cranbrook Road
Benenden
Kent
TN17 4ET



Entrance Hall * Drawing Room * Play Room * Gym/Family Room
Kitchen/Dining Room * Boot Room * Utility Room * Laundry
Cloakroom

Master Bedroom with Ensuite
Three Further Double Bedrooms * Family Bath and Shower Room

Delightful Garden * Integral Garage * Detached Double Garage
Off Road Parking



STUNNING DETACHED FAMILY HOME WITH FAR REACHING VIEWS

This stunning detached family home is believed to have been built in the early 1930's on land from the original Hemsted Estate when it was sold. The property having been extensively remodelled and renovated to a very high standard, provides light filled, spacious, contemporary accommodation sitting within the middle of its grounds and enjoying far reaching views over the adjoining countryside.

Presented in immaculate order, the accommodation consists of an entrance hall leading to a triple aspect drawing room with log burning stove, a kitchen/dining room with two sets of tri-fold doors leading to the garden, a playroom, family room/gym, utility room, boot room, laundry and cloakroom on the ground floor, there is also a door to the integral garage. On the first floor there is a master bedroom with ensuite bath and shower room, three further double bedrooms and a family bath and shower room. There is an extensive attic which could be developed subject to the necessary permissions.

A sweeping driveway leads to the detached double garage and provides ample off road parking. The gardens and grounds amount to approximately 3.75 acres and are laid to lawn with flower and shrub beds, a brick terrace and a variety of mature trees.



BENENDEN

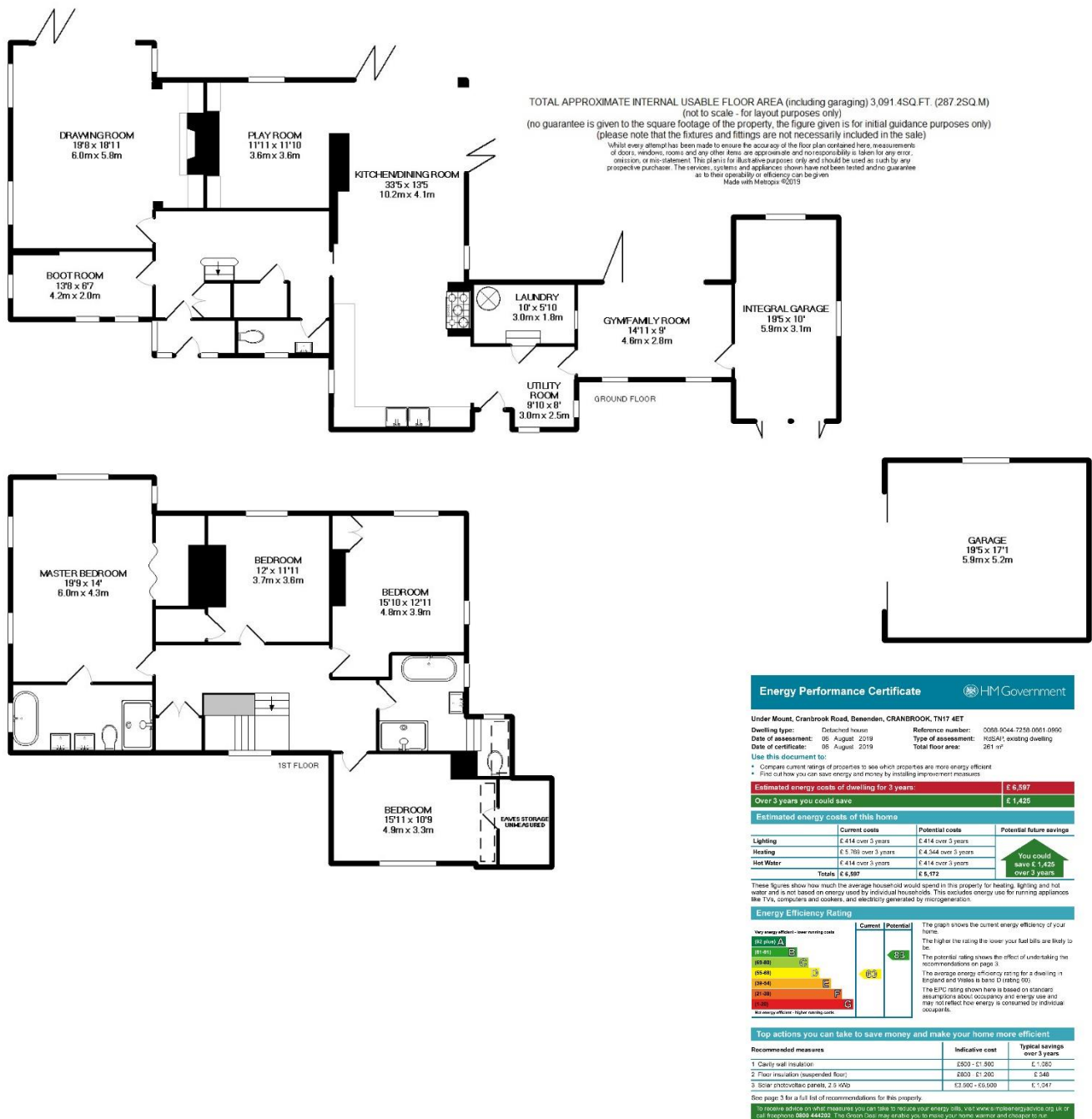
Leather on willow is a common sound during the summer on the village green, a feature of Benenden which also benefits from an award winning pub, a large general store and post office and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

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.





SERVICES

Mains electricity, gas and water. Private drainage. Underfloor heating throughout the ground floor and in the bathrooms.

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.

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