



'Our Focus Determines Your Reality'





Mill Street  
Iden Green  
Kent  
TN17 4HH



Entrance Hall \* Sitting/Dining Room  
Kitchen/Breakfast Room with Pantry  
Utility Room \* Two Double Bedrooms \* Shower Room

---

Principal Bedroom, Jack 'n' Jill Ensuite \* Further Double Bedroom

---

Enclosed Low Maintenance Garden \* Terrace \* Driveway Parking



## TUCKED AWAY NEWLY BUILT FAMILY HOME

Occupying a tucked away location in the hamlet of Iden Green, this striking family home benefits from an enclosed low maintenance garden, gated off road parking and stunning countryside views.

Completed this year by a local family run building company to a high standard and offering light-filled, well-proportioned rooms, and for 'peace of mind' a 10-year Build Zone Warranty will be provided with the property.

The accommodation consists of an entrance hall, a double aspect sitting/dining room with a log burning stove and tri-fold doors opening to a paved terrace, a double aspect kitchen/breakfast room with a pantry and bi-fold doors opening to a sheltered terrace and a utility room with door to outside; also on the ground floor there are two double bedrooms, one double aspect with doors to a sheltered terrace, a family shower room and ample storage.

On the first floor there is a principal bedroom with built-in storage and an ensuite Jack 'n' Jill bath/shower room, and a further double bedroom with built-in storage.

Outside a gate opens onto a gravel driveway which provides ample off-road parking, space, subject to the necessary planning, for a garage and adjoins an area of lawn and paved terrace and is bordered with flower and shrub beds. A gate leads through to a further area of garden providing lawn and a sheltered paved terrace, the garden has been designed to follow the sun from the kitchen terrace in the morning, to the sitting room terrace to enjoy the sunsets.





## IDEN GREEN

Iden Green boasts a gastro pub, The Woodcock Inn, tennis club and kindergarden, and has easy access to the Village of Benenden with an award-winning pub, The Bull, a large general store and post office, a hairdresser and a good butcher. More comprehensive shopping is available in nearby Tenterden, Cranbrook or Hawkhurst where there are a Waitrose and a Tesco supermarket.

## SCHOOLS AND CONNECTIONS

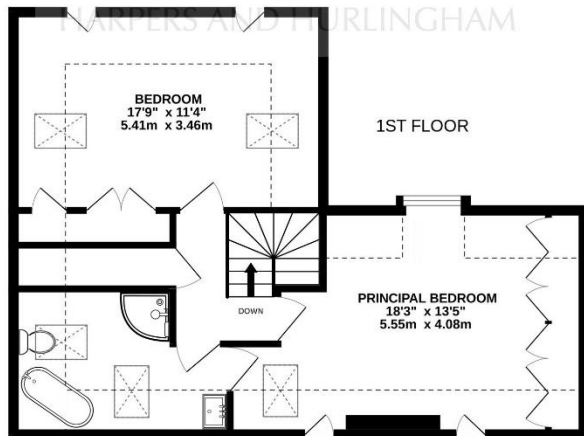
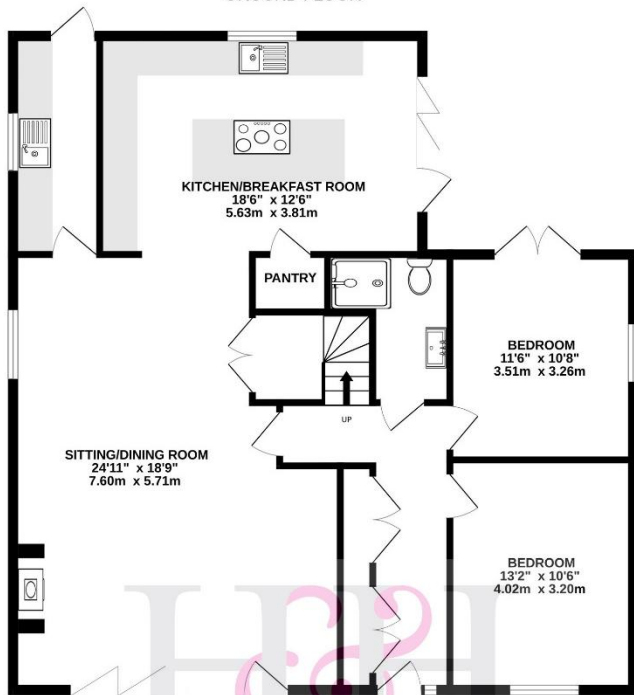
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St. Ronans and Dulwich School in the area. There are grammar schools further afield (but within Kent catchment area) in Tunbridge Wells and Ashford.

Mainline Rail Services available from Headcorn, Staplehurst and Etchingham where there is also a Bistro. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.





## GROUND FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 2,061SQ.FT. (191.5SQ.M.)  
(no guarantee is given to the square footage of the property; the figure shown is for initial feedback)  
(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 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.  
Made with Metropix ©2025

## SERVICES

Mains electricity, water and drainage. Air source heat pump underfloor heating. EV Charging Point.

Tunbridge Wells Borough Council - Council Tax Band tbc

EPC Rating: B

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)