



'Our Focus Determines Your Reality'



New Pond Road
Benenden
Kent
TN17 4EL



Reception Hall * Sitting Room * Kitchen/Dining Room
Cloakroom

Principal Bedroom * Two Further Double Bedrooms
Family Bathroom

Front Garden and Enclosed Rear Garden * Tandem Garage
Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

This attractive detached property believed to date from 1939 has recently undergone extensive renovation to provide modern open-plan family living and could potentially be extended subject to the necessary planning permission. Offered with no onward chain the property is set in grounds of just under 0.25 acres and occupies a semi-rural position on the outskirts of the sought after village of Benenden within the Cranbrook School Catchment Area.

The accommodation consists of an entrance hall leading to a sitting room with bay window and fireplace, a triple aspect 'L' shaped kitchen/dining room with door to the garden and a cloakroom on the ground floor. On the first floor there is a principal bedroom, two further double bedrooms and a family bathroom.

Outside the property sits well back from the road with the driveway leading through a mature hedge to the tandem double garage. The garden to the front is laid predominantly to lawn with mature planting and bordered with hedging and a close slat wooden fence. To the rear, the garden is again laid predominantly to lawn with mature shrubs and hedging. There is an area of paved terracing and an area of beds ideal for a vegetable garden. The outlook from the garden is a view over the adjoining fields.



BENENDEN

The charming green is a focal point of the sought after village of Benenden which also benefits from an award winning pub, a large general store and post office, a nail bar 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 Benenden Church of England Primary School.

Mainline Rail Services are available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst give access to the Motorways.





Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 301768



SERVICES

Mains electricity, gas and water. Gas fired central heating. Private cess pit drainage.

EPC Rating: C – full details available on request.

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.



SUNBEAMS, TN17 4EL

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com