



'Our Focus Determines Your Reality'



Goddards Green Road
Benenden
Kent
TN17 4AR



Entrance Hall * Drawing Room * Dining Room * Garden Room
Kitchen/Breakfast Room * Utility Room
Study/Bedroom * Cloakroom

Principal Bedroom Suite * Three Further Double Bedrooms
Family Bathroom * Family Shower Room

Grounds Approximately 0.7 Acres * Triple Garage/Games Room
Off-Road Parking



STRIKING FAMILY HOME IN SEMI-RURAL SETTING

Occupying a semi-rural setting, on the outskirts of the much sought after village of Benenden, this striking family home enjoys stunning far-reaching views over the rolling Kentish countryside.

The property benefits from well-proportioned, versatile accommodation consisting of an entrance hall, double aspect drawing room with brick fireplace and log burning stove, a dining room, a double aspect study/ground floor bedroom, a triple aspect kitchen/breakfast room with bi-fold doors to the expansive terrace, and double doors opening into the vaulted garden room with log burning stove, a utility room and a cloakroom all on the ground floor.

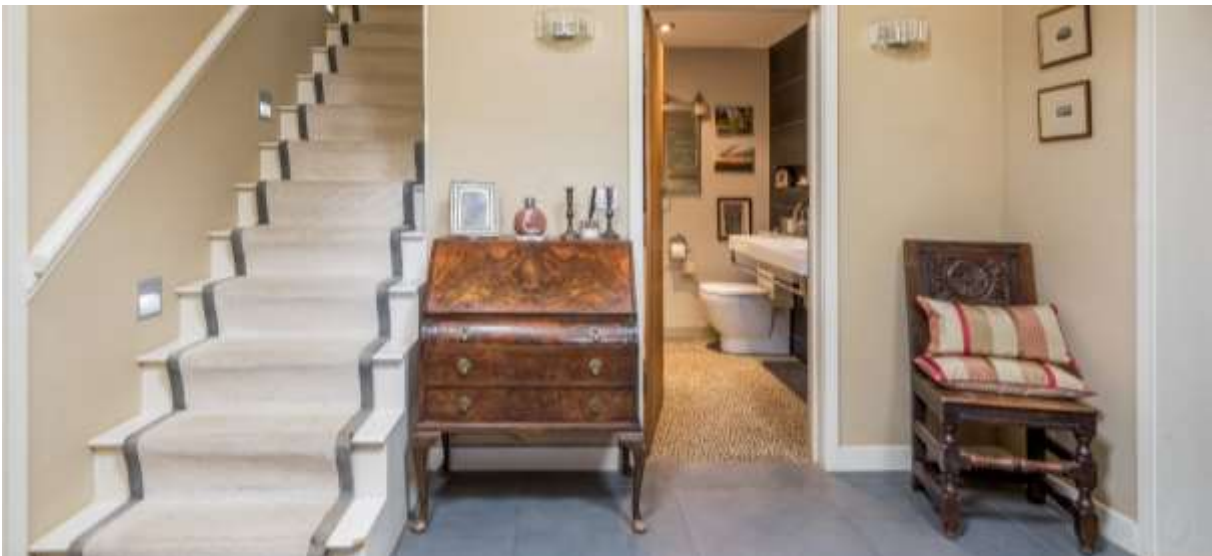
On the first floor there is a principal bedroom suite comprising a double aspect, double bedroom, a bath/shower room and a dressing room, there are three further double bedrooms, a family bathroom and a separate family shower room.





Outside wooden gates in the mature hedge open onto the gravel driveway which provides ample parking and leads to a detached, triple garage which is currently used as a games room and has a mezzanine level.

The attractive garden is laid predominantly to lawn bordered with well-established flower and shrub borders, and mature trees. The expansive, elevated, paved terrace with an inset pond enjoys the far-reaching views across the lawn to the countryside beyond. Spanning the rear of the property, and with the doors from the garden room and the kitchen/breakfast room open, inside and outside meld together with the terrace providing an ideal space for entertaining and al fresco dining with a pergola creating shade and shelter.



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 hairdresser and a good butcher. 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.







COPPICE HOUSE

Approximate Gross Internal Area = 295.8 sq m / 3184 sq ft
Outbuilding = 53.6 sq m / 577 sq ft
Total = 349.4 sq m / 3761 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1011408)

SERVICES

Mains electricity and water. Electric heating. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: F

Easements apply with relation to the cess pool on the land on the south side of Coppice House.

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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