



'Our Focus Determines Your Reality'



Rolvenden Road
Benenden
Kent
TN17 4BU



Reception Hall * Sitting Room * Dining Room * Study
Kitchen/Breakfast Room * Utility/Cloakroom * Cellar

Principal Bedroom Suite * Three Further Double Bedrooms
Family Shower Room * Separate W.C. * Unconverted Attic

Garden and Grounds * Outbuilding * Double Garage
Off Road Parking



STRIKING DETACHED GRADE II LISTED FARMHOUSE

Believed to date from the 17th century, this striking Grade II Listed farmhouse sits in delightful gardens and is located on the outskirts of the sought after village of Benenden in the High Weald Area of Outstanding Natural Beauty. With features such as exposed beams, inglenook fireplaces and sash windows, the farmhouse is full of character both inside and out. Subject to any necessary permissions, the attic and cellar with natural light could be utilised to create additional living space.

The accommodation consists of a reception hall, a sitting room with an inglenook fireplace and log burning stove, a dining room with another fireplace, a study with door to the garden, a kitchen/breakfast room with oil fired Aga and a utility/cloakroom on the ground floor. There is a staircase leading down to a cellar with natural light. On the first floor there is a principal bedroom suite consisting of a bedroom, dressing room, walk in wardrobe and bathroom, three further double bedrooms, a family shower room and a separate w.c. A staircase leads up to the second floor attic which has natural light and is a blank canvas.

Outside the farmhouse is approached via a drive which leads to the double detached garage and provides additional off road parking. The grounds amount to approximately 2 acres and comprise delightful mature gardens wrapping around the property and an adjoining field.



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.



The Beacon

Gross Internal Area - House : 270.7 sq.m (2,913 sq.ft.)

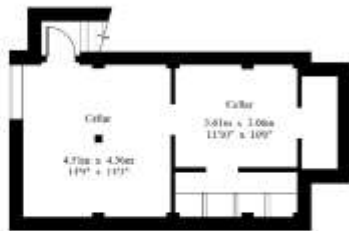
Gross Internal Area - Cellar : 41.1 sq.m (442 sq.ft.)

Gross Internal Area - Attic : 96.5 sq.m (1,039 sq.ft.)

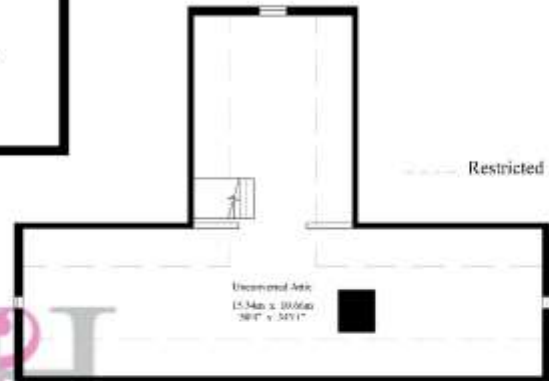
Gross Internal Area - Garage : 32.5 sq.m (350 sq.ft.)

For Identification Purposes Only.

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Cellar



Second Floor



Ground Floor



First Floor



SERVICES

Mains electricity, gas and water. Gas fired central heating. Oil fired Aga. Septic tank drainage.

The farmhouse has a right of access across the drive.

EPC Rating: n/a

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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