



'Our Focus Determines Your Reality'



The Green
Benenden
Kent
TN17 4DN



Entrance Porch * Sitting Room * Dining Room * Kitchen
Utility Room * Cloakroom

Principal Bedroom * Further Double Bedroom
Family Bath and Shower Room

Attractive Garden * Summer House * Cart Lodge
Off Road Parking * Electric Car Charging Point



DELIGHTFUL UNLISTED PERIOD COTTAGE

Full of character, this delightful unlisted period cottage occupies a tucked away location just off the green in the sought after village of Benenden within a conservation area.

The accommodation consists of a triple aspect sitting room with fireplace and doors to the garden, a dining room, kitchen, utility room with door to the garden and cloakroom on the ground floor.

On the first floor there is a principal bedroom, a further double bedroom and a family bath and shower room.

Outside the garden is laid to lawn boarded and interspersed with mature well-stocked flower and shrub beds. There is also a terrace, summer house, outbuilding, cart lodge and two allocated off road parking spaces. There is an electric car charging point at the front of the house.

Planning exists to demolish existing rear lean-to and replace with similar size rear extension for ancillary use (utility and shower room), internal alterations including addition of bedroom/office on ground floor, addition of small balcony to serve master bedroom, replacement and upgrade of some windows and porch. TWBC Ref: 21/03588/FULL



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 with post office and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

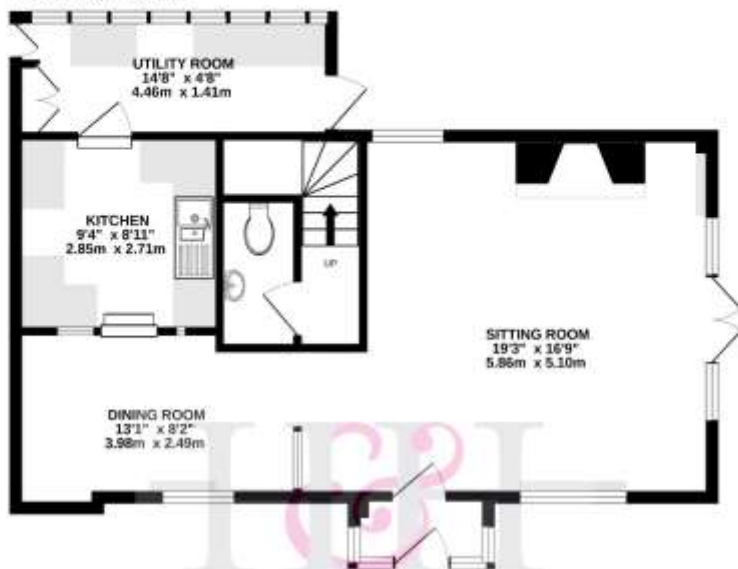
SCHOOLS AND CONNECTIONS

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.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 904 SQ.FT. (81 SQ.M.)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
(not to scale - for layout purposes only)

Please note that the fixtures and fittings are not necessarily included with 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.
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SERVICES

All mains services connected. Gas fired central heating. Electric car charging point to front of house.

EPC Rating: E – full details available on request.

Covenant - No motorhomes, caravans or boats may be kept on the property. The house cannot be used for holiday lets.

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.



STABLE COTTAGE, TN17 4DN

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