



'Our Focus Determines Your Reality'



Benenden
Kent
TN17 4EF



Entrance Hall * Sitting/Dining Room * Study
Kitchen * Cloakroom

Principal Bedroom * Further Double Bedroom
Family Bathroom

Courtyard Style Garden * Integral Garage
Off Road Parking



ATTACHED COTTAGE IN TUCKED AWAY LOCATION

This deceptively spacious, delightful, attached cottage is one of seven tucked away alongside the Village Green in the popular village of Benenden.

The accommodation consists of an entrance hall, an open-plan sitting/dining room with bi-fold doors, a shallow roof lantern and a fireplace, study, fitted kitchen also with shallow roof lantern and a cloakroom on the ground floor. The integral garage can be entered from the entrance hall.

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

Outside a herringbone brick drive is bordered with hedging and mature shrubs, leads to the garage and provides additional off-road parking. The courtyard style garden to the rear is enclosed, paved and has a brick-built flower bed with mature planting, there are also a number of established trees.



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 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.

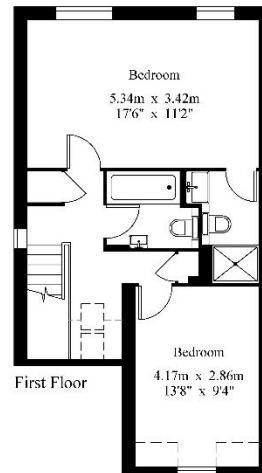
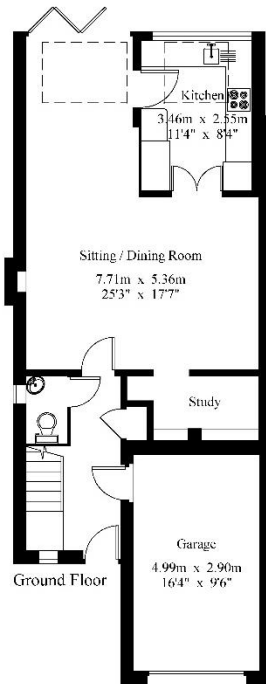
Mainline Rail Services are available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst give access to the Motorways.



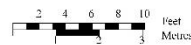


2 Fuggles Court

Gross Internal Area : 120.0 sq.m (1,291 sq-ft.)
(Including Garage)



----- Restricted Height



For Identification Purposes Only.
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SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: C – full details available on request.

Please note that covenants do apply to this property.

Tunbridge Wells Borough Council - Council Tax Band F

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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