



'Our Focus Determines Your Reality'



Nineveh Lane
Benenden
Kent
TN17 4LG



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

Principal Bedroom with Ensuite
Two Further Double Bedrooms, One Ensuite * Family Bathroom

Grounds approximately 1 Acre * Stable Block * Tennis Court
Garage * Off Road Parking



STUNNING BARN IN RURAL FARM HAMLET

This stunning barn is believed to date from the 1750s and was converted between 1996 and '98. Enjoying an idyllic rural farm hamlet location with far reaching countryside views, on the outskirts of the sought after village of Benenden; the barn sits in a charming garden and grounds of approximately 1 acre and includes a hardcourt tennis court.

The barn offers spacious, immaculately presented accommodation exhibiting exposed honey-coloured beams and consisting of a galleried, double aspect entrance hall, triple aspect drawing room, sitting room opening into a dining room, triple aspect kitchen with door to the outside, studio/utility room with door to outside, study/bedroom and cloakroom on the ground floor.

On the first floor the bedrooms are all vaulted. There is a double aspect principal bedroom with dressing area and ensuite shower room, two further double bedrooms, one with ensuite bathroom, a family bathroom and a sitting area on the gallery landing.

Outside a gravel driveway provides ample off-road parking. Sitting in approximately 1 acre, the grounds consist of a delightful garden laid to lawn interspersed with well-stocked flower and shrub beds and a brick terrace; there is also a hardcourt tennis court, a greenhouse, double garage and stable block.



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 and Dulwich Prep 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.

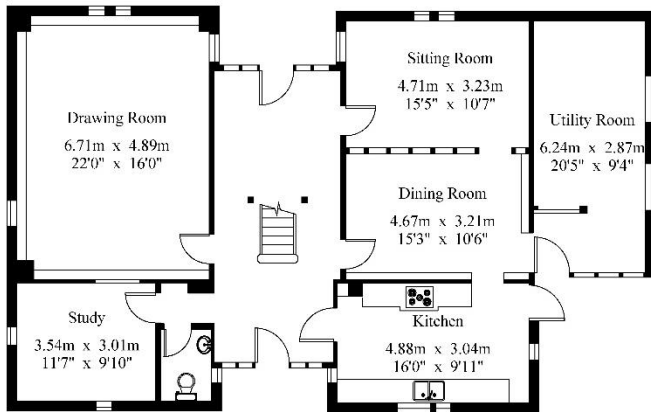
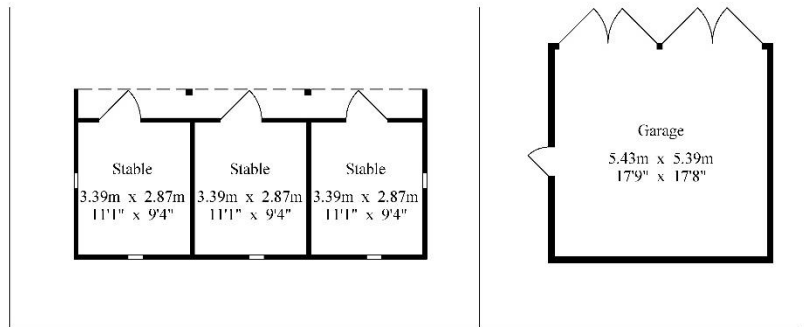


The Barn, Great Nineveh

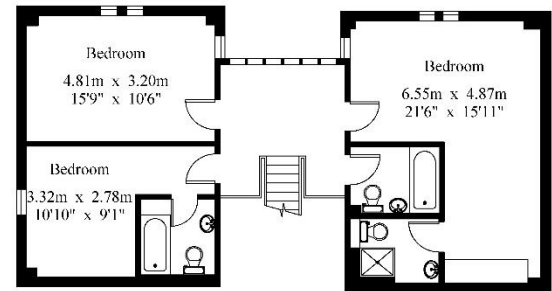
House - Gross Internal Area : 219.3 sq.m (2360 sq.ft.)

Garage - Gross Internal Area : 28.7 sq.m (308 sq.ft.)

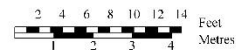
Stables - Gross Internal Area : 29.8 sq.m (320 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

Mains electricity and water. Oil fired central heating. Shared Klargester Treatment Plant located in grounds of neighbouring property. Easement for underground Klargester overflow to stream.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

BT Wayleave for underground telephone cable crossing rear of property. Public footpath across south boundary, fenced. Right of way across front of neighbouring property. Communal maintenance costs for the private drive from Nineveh Lane are shared between all properties at Great Nineveh.

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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