



'Our Focus Determines Your Reality'

Standen Street  
Benenden  
Kent  
TN17 4LA



Entrance Hall \* Drawing Room \* Sitting Room \* Study  
Kitchen/Dining/Family Room \* Supplementary Kitchen \* Pantry  
Boot Room \* Cloakroom \* Cellar

---

Principal Bedroom, Ensuite  
Four Further Double Bedrooms, One Ensuite  
Family Bathroom \* Family Shower Room

---

Garden approximately 2 Acres \* Swimming Pool  
Pool House/Annexe \* Sauna \* Hot Tub \* Double Garage

Further land available, 12 acres £300,000, by separate negotiation.



## STRIKING DETACHED GRADE II LISTED GEORGIAN FARMHOUSE

The Georgian facade of this striking Grade II Listed family home is believed to date from the 1820s as an addition to the 18th century core. The features throughout the house are synonymous with the era, such as high ceilings, picture rails, panelled sash windows and decorative fireplaces. A number of exposed floorboards are believed to be reclaimed from the 16th century.

The accommodation is presented in immaculate order throughout and consists of an entrance hall with a 19<sup>th</sup> century staircase with scroll tread ends, drawing room with decorative fireplace and sixteen panel sash window, double aspect sitting room, double aspect wood panelled study, a triple aspect kitchen/dining/family room with a supplementary kitchen and pantry, ideal for entertaining; there is also a boot room with doors to the garden, and a cloakroom on the ground floor. A cellar with natural light is used as additional storage.

Two staircases lead to the first floor where a spacious landing provides a seating area and floor to ceiling storage. There is a double aspect principal bedroom with decorative fireplace, dressing room and bath and shower room also with a decorative fireplace, there are four further double bedrooms, one with an ensuite shower room, a family bathroom and a family shower room.







There is a drive that leads to the farm hamlet and garaging and log store. A gate from the shared drive opens onto a gravel drive which sweeps across the front lawn to the house. Sitting in approximately 2 acres of attractive garden with trimmed hedgerow, mature shrubs and fruit trees. Within the garden there is a swimming pool with paved terrace and pool house. The pool house has been well appointed providing a bar and sitting room, kitchen with door to the terrace, double bedroom and shower room. The bi-fold doors to the front and side of the pool house open onto the terrace creating a stunning alfresco entertaining space. A sauna and hot tub complete the experience.

Further land available, 12 acres £300,000, by separate negotiation.











## 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.

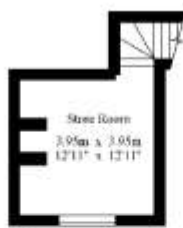
## SCHOOLS AND CONNECTIONS

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.





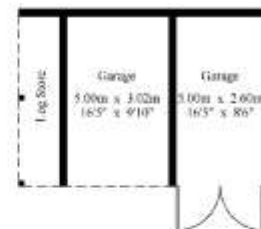


Cellar

## Springhill Farm

House - Gross Internal Area : 365.3 sq.m (3,932 sq.ft.)  
 Pool House - Gross Internal Area : 50.5 sq.m (543 sq.ft.)  
 Garage Building - Gross Internal Area : 35.5 sq.m (382 sq.ft.)

2 4 6 8 10 12 14 Feet  
 0 2 4 Meters  
 For Identification Purposes Only.  
 © 2022 Zoopla (UK) Limited 1018921014081



Ground Floor



First Floor



### SERVICES

Mains electricity and water. Oil fired central heating. Klargester treatment plant for the house, septic tank for the pool house. LPG bottles for the pool house.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

The drive is owned by the property, but costs of maintenance are divided between the three properties that use the drive.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.





**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)