



'Our Focus Determines Your Reality'



Walkhurst Road
Benenden
Kent
TN17 4EX



Entrance Hall * Sitting Room opening into Dining Room
Kitchen * Cloakroom

Principal Bedroom with Ensuite * Further Double Bedroom
Family Bathroom

Enclosed Garden with Terrace * Garage * Off Road Parking



DELIGHTFUL HOME IN ATTRACTIVE DEVELOPMENT

This delightful home was completed to a high specification by Wedgewood Homes in 2020 and extended in 2021. The property is presented in immaculate order throughout and benefits from an NHBC warranty with seven years remaining.

The property is presented in immaculate order throughout. The accommodation consists of an entrance hall, a double aspect, vaulted sitting room with log burning stove and bi-fold doors opening to the terrace, a dining room leads from the sitting room, there is a fitted kitchen, and a cloakroom on the ground floor.

The first floor provides a principal bedroom with ensuite shower room and built-in storage, a further double bedroom and a family bathroom.

The enclosed garden to the rear is laid predominantly to lawn with a paved terrace and access to the garage. The brick driveway provides off road parking and leads to the garage. Lawn wraps around the front and side of the property and is bordered with hedging.

The twelve property development is situated in the sought after Kentish village of Benenden and benefits from being a tucked away private road with easy access to the village amenities and Primary School.



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.

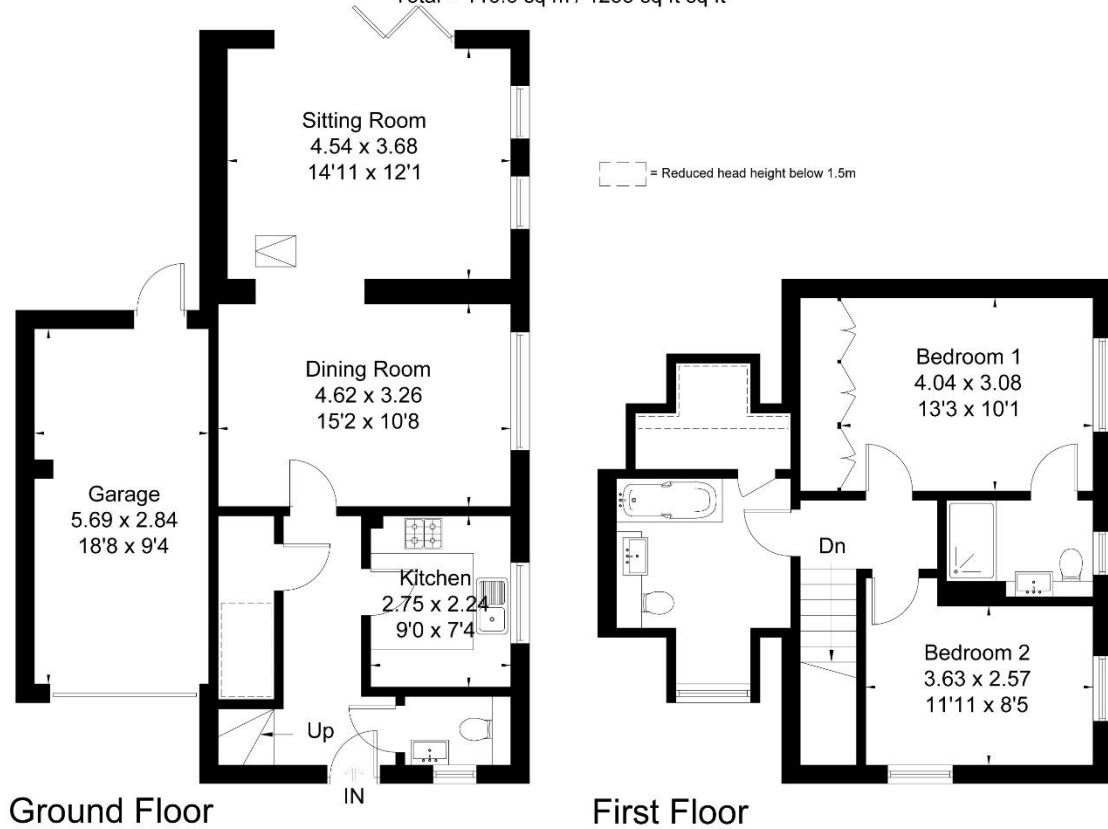
SCHOOLS AND CONNECTIONS

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.

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.



Approximate Floor Area = 100.6 sq m / 1083 sq ft
Including Limited Use Area (3.0 sq m / 32 sq ft)
Garage = 16.0 sq m / 172 sq ft sq ft
Total = 116.6 sq m / 1255 sq ft sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 319576



SERVICES

All mains utilities connected. Gas fired central heating. Underfloor heating to the ground floor. CAT 5 cabling.

EPC Rating: B – full details available on request.

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.



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