



'Our Focus Determines Your Reality'



KINGSFORD COTTAGES

The Street
Benenden
Kent
TN17 4DD



Drawing Room * Sitting Room * Kitchen/Dining Room
Utility Room

Principal Bedroom * Four Further Bedrooms
Family Bath/Shower Room * Separate W.C.

Enclosed Garden * Workshop * Barn * Garden Stores
Gardeners W.C. * Off-Road Parking



STRIKING GRADE II LISTED VILLAGE HOME

In the same family for over 100 years, this striking Grade II Listed property originally incorporated the Baldwin's General Stores overlooking the Green in Benenden. In need of modernisation and with the benefit of outbuildings in the garden, the property offers huge potential to create a stunning family home.

The three-storey accommodation consists of a drawing room with inglenook fireplace and bay window, sitting room with inglenook fireplace, kitchen/dining room with door to the garden and utility room with door to the garden, on the ground floor.

On the first floor there is a principal bedroom with fireplace, two further double bedrooms, a family bath/shower room and a separate w.c. A staircase leads to the second floor where there are a further two double bedrooms.

Outside the attractive garden is laid to lawn with established hedging, mature trees and flower and shrub beds. Within the garden there is a double aspect workshop, a storeroom, gardener's w.c., garden store and the majority share of a two-storey barn. There is off-road parking.



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

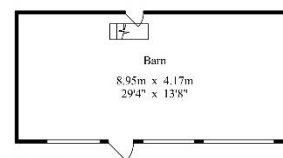
There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought-after Cranbrook School Catchment Area but is also close to the local Benenden Church of England Primary School.

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.

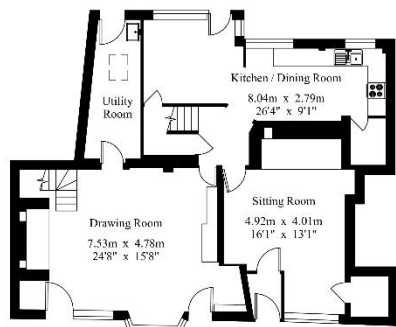


Greenview

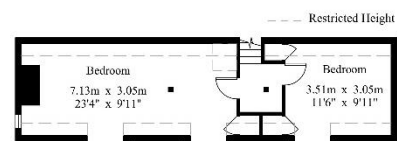
House - Gross Internal Area : 208.0 sq.m (2238 sq.ft.)
 Outbuildings - Gross Internal Area : 61.3 sq.m (659 sq.ft.)



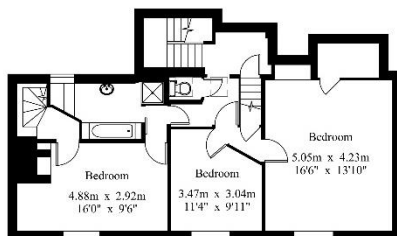
First Floor



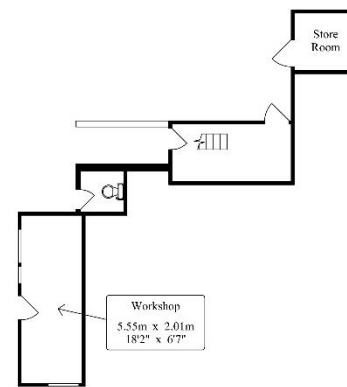
Ground Floor



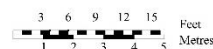
Second Floor



First Floor



Ground Floor



For Identification Purposes Only.
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SERVICES

All mains utilities connected. Gas fired central heating.

Greenview has pedestrian access behind nos. 3, 4 & 5 Kingsford Cottages.

There is a partial flying freehold above no. 3 and the first floor of the barn has a flying freehold over the section of the ground floor owned by no.4.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: n/a

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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