



'Our Focus Determines Your Reality'



THE OLD COACH HOUSE

Dingleden
Benenden
Kent



Guide Price £1,295,000

Entrance Hall * Sitting Room * Garden/Dining Room
Study/Snug/Breakfast Room * Kitchen * Utility * Cloakroom
Ground Floor Bedroom, Ensuite

Principal Bedroom, Ensuite * Two Further Double Bedrooms
Family Shower Room

Delightful Garden * Detached Studio/Office * Garage
Off Road Parking for Several Cars



STUNNING CONVERTED COACH HOUSE

Situated within a rural country estate and believed to have origins as the coach house for the estate, this stunning family home was updated and extended in the late 2010s. There are character features throughout, from parquet flooring to exposed beams, a fireplace to exposed brickwork all combining effortlessly with the conveniences of modern living.

The accommodation consists of a double aspect entrance hall with parquet flooring, a double aspect sitting room with fireplace with log burning stove and feature window, a study/snug/breakfast room, lobby opening at either end to outside, a double aspect, vaulted garden/dining room with paved floor with under floor heating and tri-fold doors opening to the terrace; also on the ground floor is a kitchen, utility room with door to outside and a bedroom with ensuite shower room.

A double aspect principal bedroom with ensuite bathroom is accessed from the first-floor galleried landing together with two further double bedrooms and a family shower room.

Outside a gated gravel drive leads passed a detached studio/office with w.c. to a detached garage and provides off-road parking. The delightful garden is laid to lawn with an elevated terrace and well-stocked, mature flower and shrub beds, hedging and a vegetable garden with fruit cage, greenhouse and workshop. A variety of trees on the boundary provide areas of shelter and shade. The property sits in approximately 0.31 acres including a charming courtyard garden to the rear.



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, hairdressers and a good butcher. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

SCHOOLS AND CONNECTIONS

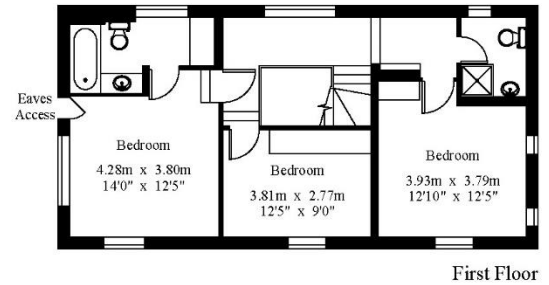
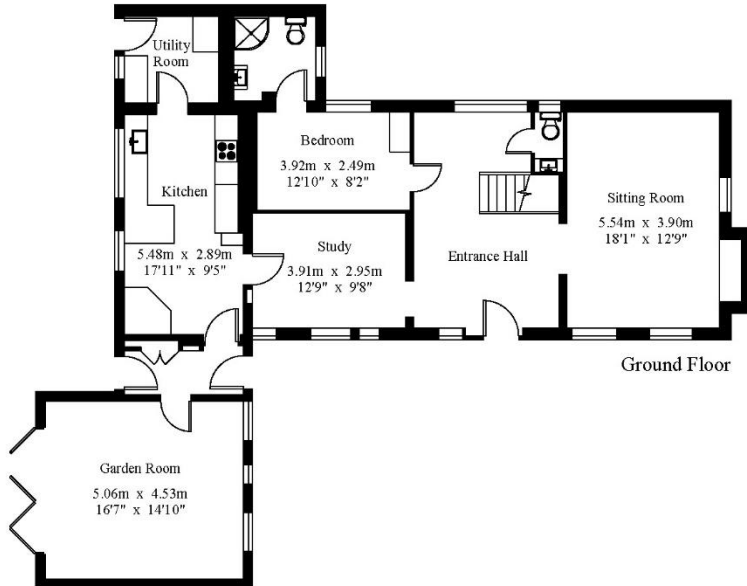
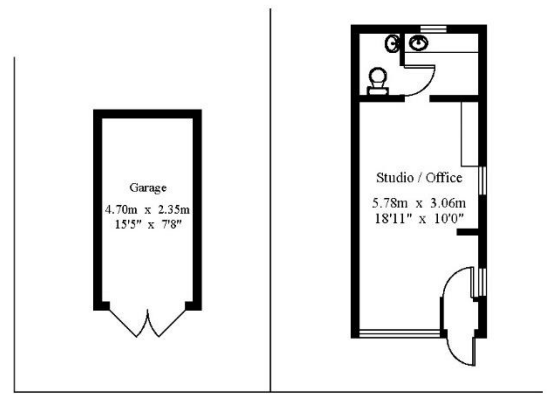
There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought after Cranbrook School Catchment Area but is also close to the local Benenden Church of England Primary School.

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.



The Old Coach House

House - Gross Internal Area : 190.2 sq.m (2047 sq.ft.)
Garage - Gross Internal Area : 11.0 sq.m (118 sq.ft.)
Studio / Office - Gross Internal Area : 23.1 sq.m (248 sq.ft.)



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SERVICES

Mains electricity and water. Oil fired central heating. Private sewage treatment plant.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

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

DIRECTIONS

With our offices in Cranbrook on the right continue down Stone Street, take the turning on the right onto The Hill, turn right into Tilsden Lane, continue on this road, at the 'T' junction turn left onto Cranbrook Road, continue on this road through Benenden village towards Rolvenden. Turn right into Ramsden Lane, signposted Dingleden. Continue on this road, bearing left onto Woodcock Lane and then right onto Dingleden Lane, the drive for The Old Coach House is the second on the left after the telephone box.



THE OLD COACH HOUSE

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