



'Our Focus Determines Your Reality'



The Street
Benenden
Kent
TN17 4DB



Entrance Hall * Sitting Room * Garden Room * Kitchen/Dining Room
Utility Room * Cloakroom
Principal Bedroom with Ensuite

Four Further Bedrooms * Family Bathroom * Family Shower Room

Enclosed Garden * Home Office
Driveway Parking



ATTRACTIVE DETACHED VILLAGE HOME

Built in the 1980s, this attractive detached family home is presented in immaculate order throughout and offers versatile accommodation. Situated in a conservation area, in the heart of the much sought after village of Benenden, a detached home office in the well-kept, enclosed garden is a welcome asset for those enjoying a break from the daily commute but would lend itself just as easily to a gym or studio.

The ground floor consists of an entrance hall, sitting room with fireplace and log burning stove, and doors to the garden, a garden room which in turn has doors leading to the garden, kitchen/dining room with Aga and door to outside, a utility room and a cloakroom. Also, on the ground floor there is a principal bedroom with ensuite bath/shower room which having independent access to the garden could be used to create an annexe.

On the first floor there are four further bedrooms, three of which are doubles, a shower room, and a family bathroom.

Outside the well-kept enclosed garden is laid predominantly to lawn with mature trees and shrubs, a pond, areas of terracing ideal for outside entertaining and the detached home office. There is ample off-road parking available.



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

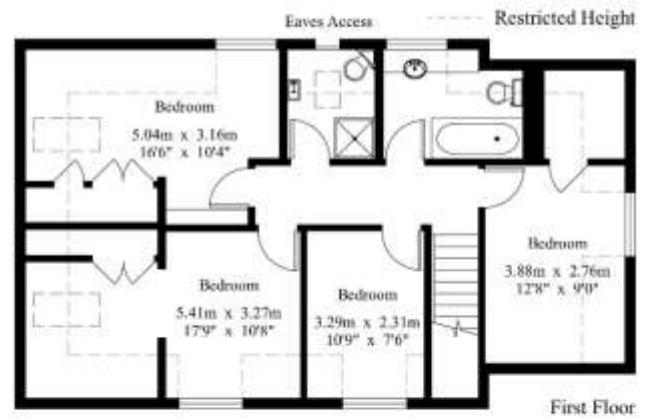
There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought-after Cranbrook School Catchment Area but is also close to the local Benenden Church of England Primary School.

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.



Bay Tree Cottage

House - Gross Internal Area : 199.9 sq.m (2151 sq.ft.)
Outbuilding - Gross Internal Area : 14.6 sq.m (157 sq.ft.)



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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C

Bay Tree Cottage enjoys a right of access over the private road owned and maintained by Willow Cottage.

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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