



'Our Focus Determines Your Reality'



The Street  
Benenden  
Kent  
TN17 4DD



O.I.E.O. £495,000

Sitting Room \* Kitchen/Dining Room

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Principal Bedroom \* Further Bedroom  
Family Bathroom \* Attic Room/Bedroom

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Courtyard Garden \* Outbuilding/Annexe  
Home Office





### **CHARMING GRADE II LISTED VILLAGE COTTAGE**

Overlooking the village green in Benenden, this deceptively spacious Grade II Listed cottage provides a convenient family home full of character with period features including exposed beams, wooden floorboards, and separate accommodation to the rear of the property with its own entrance.

The ground floor accommodation consists of a sitting room with original brick fireplace and a spacious kitchen/dining room overlooking a leafy courtyard garden. On the first floor there is a well-proportioned, principal bedroom, a further bedroom, and a family bathroom with a bath. A staircase leads to the second floor of over 24 feet in length with a further bedroom and storage area. The double windows on the top floor provide sweeping views over the village green to St George's Church.

The property benefits from recent refurbishment including central heating with the 'Halo' touch system and unlimited hot water.

Included on the title is the ground floor of the barn to the rear of the property, consisting of two rooms and a cloakroom together with a separate adjacent room; both provide potential to create additional accommodation and/or a home office.

The cottage is within walking distance of the local primary school and is within the catchment area for the sought after Cranbrook 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.







## Kingsford Cottages, TN17

Approximate Gross Internal Area = 115 sq m / 1240 sq ft  
Approximate Outbuilding Internal Area = 20 sq m / 218 sq ft  
Approximate Total Internal Area = 135 sq m / 1458 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: n/a

Greenview and no. 3 have pedestrian access behind no. 4 and no. 4 has pedestrian access behind no. 5 Kingsford Cottages.

There is a flying freehold above no. 3. Greenview owns the first floor of the barn and there is a covenant reflecting this.

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 after passing through the village, and the property is on the left opposite the Green.



CHURCHVIEW, TN17 4DD

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