



'Our Focus Determines Your Reality'

Rolvenden Road  
Benenden  
Kent  
TN17 4EE



Entrance Hall \* Drawing Room \* Dining Room \* Study  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Principal Bedroom with Ensuite and Balcony  
Three Further Double Bedrooms, One with Balcony  
Family Bathroom \* Family Shower Room

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- \* Detached Two Bedroom Green Oakframed Cottage
- \* Outline Planning for a Detached Bungalow Approx. 1,600 sq.ft.
- \* Double Cart Lodge with Room Above
- \* Garden and Grounds Approximately 1.66 Acres



## STRIKING DETACHED VILLAGE HOUSE AND DETACHED COTTAGE

Completed in 2005 and occupying a tucked away location in the much sought after village of Benenden, from where there are amazing far-reaching views. This striking proposition caters for many different scenarios for those seeking a multi-generational opportunity, or those wishing for an income stream or for those just seeking a light, well-proportioned, four bedroom family home sitting in grounds of approximately 1.66 acres; together with an attractive two bedroom, detached cottage and outline planning for a detached bungalow.

The house consists of a galleried entrance hall separated from the study by a wall of windows, a double aspect vaulted drawing room with feature fireplace and doors opening onto the terrace and a triple aspect dining room with doors opening onto the terrace; also on the ground floor there is a double aspect kitchen/breakfast room with a pantry and doors to the garden, a utility room with door to outside and a cloakroom.

On the first floor there is a triple aspect principal bedroom with ensuite shower room and balcony overlooking the garden, three further double bedrooms, one of which also enjoys a balcony overlooking the garden, a family bathroom and a family shower room.









Dining Room \* Kitchen \* Store Room  
Two Ground Floor Double Bedrooms \* Family Shower Room

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First Floor Sitting Room with Balcony \* Study Area  
Family Bathroom



## THE COTTAGE

The cottage provides upside down living with accommodation consisting of a double aspect dining room, a kitchen, two double bedrooms, a family shower room and a storeroom on the ground floor.

On the first floor there is a sitting room with balcony to take advantage of the countryside views, a study area and a family bathroom.

## THE GROUNDS

Outside a drive leads to the detached cart lodge and provides ample additional parking. The stunning garden complements the two properties with imaginative terracing and paths leading through the well-stocked flower and shrub beds. An elevated terrace to the rear creates a jetty over an attractive pond with water lilies and fish. Beyond the pond there is an expanse of lawn with a variety of mature trees on the boundary. Manicured hedging completes the picture.

There are a number of garden stores and a 0.4 acre building plot with outline permission for a bungalow.





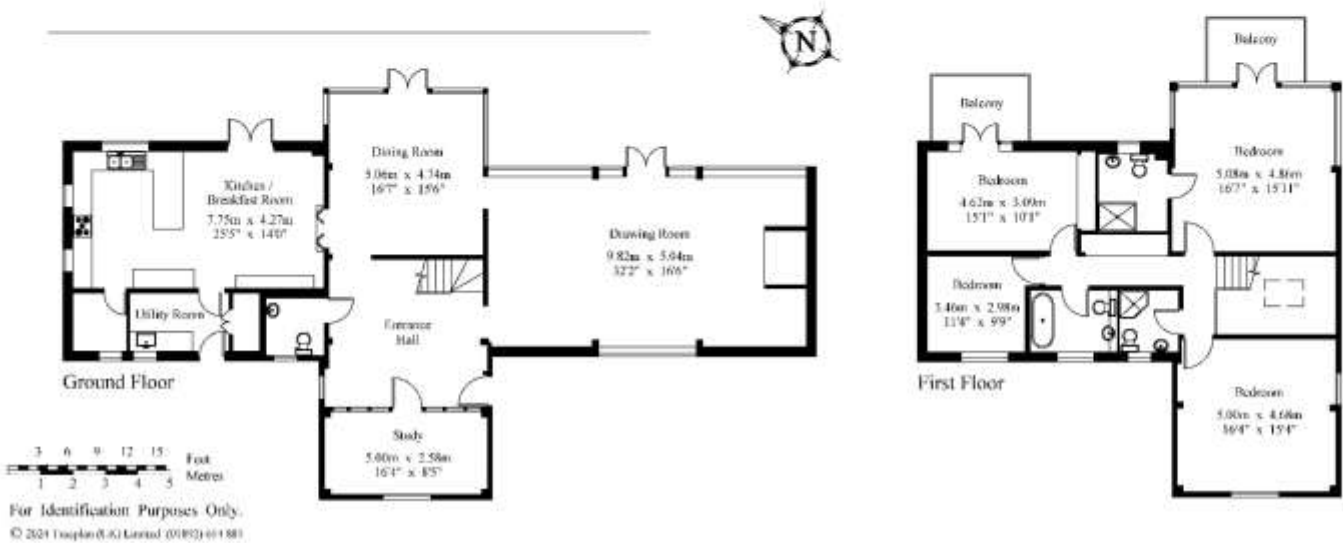
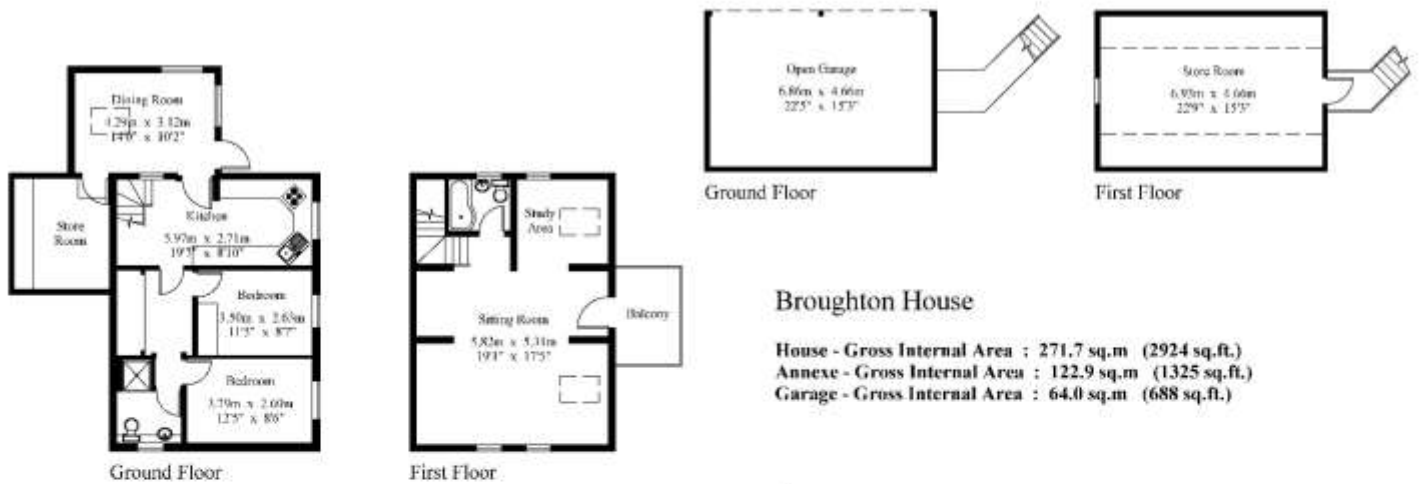
## BENENDEN

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.



## SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G - House  
 Council Tax Band C - Cottage

EPC Rating: C – House – full details available on request  
 C – Cottage – full details available on request

Camellia House has a right of access across the first 30m of the drive owned by Broughton House.

Building plot ref: TW/23/00188/OUT

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

Additional land maybe available under separate negotiation.

# OUTLINE PLANNING

1,600 sq.ft. Bungalow  
TWBC - 23/00188/OUT





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