



'Our Focus Determines Your Reality'



4 FUGGLES COURT  
Benenden  
Kent  
TN17 4EF



Guide Price £495,000

Entrance Hall \* Sitting/Dining Room \* Study  
Kitchen \* Cloakroom

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Principal Bedroom, Ensuite \* Further Double Bedroom  
Family Bathroom

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Courtyard Style Garden \* Integral Garage  
Off Road Parking



## MEWS STYLE COTTAGE IN TUCKED AWAY LOCATION

This deceptively spacious, delightful, attached mews style cottage is one of seven approached directly from the iconic Village Green in the popular village of Benenden, within each reach of the village facilities.

The accommodation consists of an entrance hall, an open-plan sitting/dining room with doors to the garden, a study area, fitted kitchen also with door to the garden and a cloakroom on the ground floor. The integral garage can be entered from the entrance hall.

On the first floor there is a principal bedroom with ensuite shower room, a further double bedroom and a family bathroom.

Outside a brick drive leads to the integral garage. The cottage has additional parking at the entrance to Fuggles Court. The courtyard style garden to the rear is enclosed, laid to brick and has some mature planting.

The cottage is walking distance from all the village facilities including the primary 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 nail bar 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.





## Fuggles Court, TN17

Approximate Gross Internal Area = 98 sq m / 1053 sq ft  
Approximate Garage Internal Area = 15 sq m / 164 sq ft  
Approximate Total Internal Area = 113 sq m / 1217 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.

Please note that covenants do apply to this property.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C – full details available on request.

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 the village, to The Green, turn right at the start of The Green, Fuggles Court is the first turning on the right-hand side, No. 4 is the fourth property on the right.



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