



'Our Focus Determines Your Reality'



Cranbrook Road
Benenden
Kent
TN17 4ET



Entrance Hall * Sitting Room * Family Room
Kitchen/Dining Room with Study Area
Utility Room * Boot Room * Cloakroom

Principal Bedroom, Ensuite * Guest Bedroom, Ensuite
Three Further Double Bedrooms * Family Bath/Shower Room

Grounds Approximately 0.7 Acres * Detached Home Office
Extensive Garaging * Off-Road Parking



FAMILY HOME WITH FAR-REACHING VIEWS

Sitting on the edge of the village of Benenden, this striking, detached family home is believed to date from the early 20th century with later additions; one of which was the creation of a stunning kitchen/dining room with a wall of glass doors taking advantage of the far-reaching views. Set in approximately 0.7 acres the property also boasts a detached home office and extensive garaging.

The accommodation consists of an entrance hall, a double aspect sitting room with square bay to the rear with doors opening to the garden, a stunning kitchen/dining room with a partially glassed ceiling and triple sliding glass doors filling the room with light and providing far-reaching countryside views, there is also a study area in this room; the ground floor is completed by a double aspect family room with fireplace and log burning stove, utility room, boot room and cloakroom.

On the first floor there is a principal bedroom with ensuite bath/shower room and double doors opening onto a balcony from which to enjoy the views, a double aspect guest bedroom with an ensuite shower room, three further double bedrooms and a family bath/shower room.





OUTSIDE

Gates in a close slat wooden fence open onto the driveway which provides off road parking and leads to the detached garaging comprising a garage and double open bay garage together with a log store. There is also an area of hard standing to the side of the garage which can be used for additional parking.

To the rear of the property there is an elevated terrace which is ideal for outside entertaining, and enjoying the view, with steps leading down to the lawn, bordered with mature hedging, and interspersed with established trees.

Also located within the grounds is a detached home office.



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 to London are available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst give access to the Motorways.





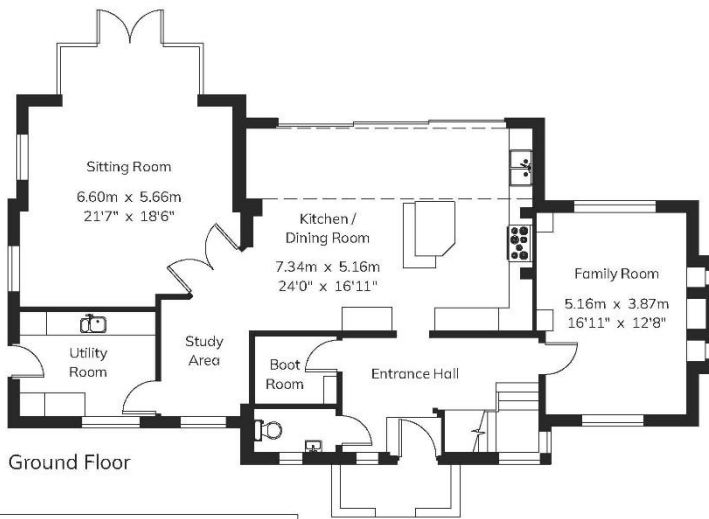


Orchards

House - Gross Internal Area : 252.1 sq.m (2713 sq.ft.)

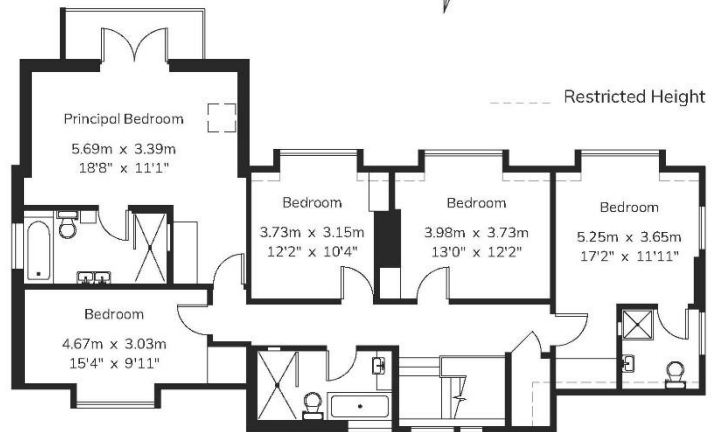
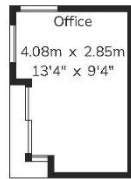
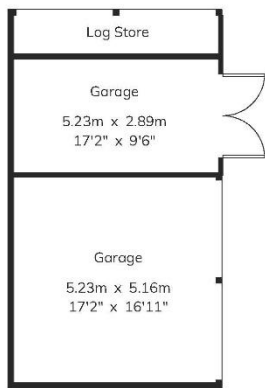
Garage / Log Store - Gross Internal Area : 48.7 sq.m (524 sq.ft.)

Office - Gross Internal Area : 10.5 sq.m (113 sq.ft.)



For Identification Purposes Only.

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First Floor

SERVICES

Mains electricity, gas and water. Gas fired central heating. Private sewage treatment plant. There is fibre connected to the property.

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.



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