



'Our Focus Determines Your Reality'



EATON COTTAGE
Goddards Green Road
Benenden
Kent
TN17 4AR



Sitting Room * Kitchen/Breakfast Room * Utility Room
Boot Room

Principal Bedroom * Further Bedroom * Attic Bedroom
Family Bathroom

Enclosed Garden * Off-Road Parking



CHARMING GRADE II LISTED COTTAGE

Believed to date from the 1850's, this charming Grade II Listed, attached cottage spans three floors, displays period features from wrought iron fireplaces to exposed beams and sits in an enclosed garden, backing onto farmland, on the semi-rural outskirts of the much sought after village of Benenden.

The accommodation consists of a sitting room with open fireplace, kitchen/breakfast room, utility room and boot room with door to outside.

On the first floor there is a principal bedroom with wrought iron fireplace, a further bedroom and a family bathroom. A staircase leads to the second floor bedroom.

Outside there is lawn to the front of the property with a path leading to the front door. A gate in the wooden fence leads to the enclosed garden to the rear which is laid to lawn and backs onto open farmland. There is an off-road parking space on the opposite side of the road.



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

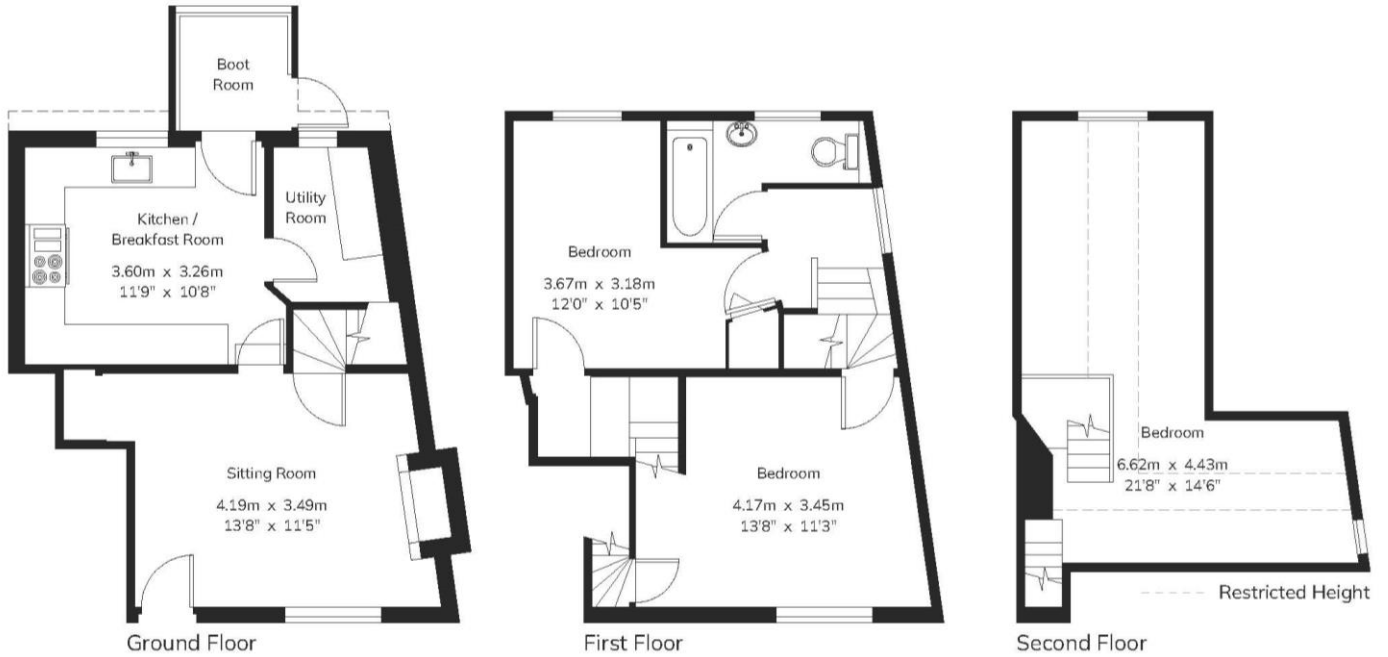
There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought-after Cranbrook School Catchment Area but is also close to the local Benenden Church of England Primary School.

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.



Eaton Cottage

Gross Internal Area : 98.9 sq.m (1,064 sq.ft.)



For Identification Purposes Only.

© 2024 Trueplan (UK) Limited (01892) 614881



SERVICES

Mains electricity and water. Oil fired central heating. Private cess pit drainage.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: n/a

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com