



'Our Focus Determines Your Reality'



The Green
Benenden
Kent
TN17 4DN



Entrance Hall * Kitchen/Dining/Family Room * Study
Utility Room * Cloakroom

Principal Bedroom Suite
Three Further Double Ground Floor Bedrooms, All Ensuite

Enclosed Garden with Elevated Terrace * Off Road Parking



GRADE II LISTED CONVERTED SCHOOL HOUSE

One of two homes created from the old village primary school, which is believed to date from 1873 with later 20th century additions and was original built by George Devey for the Earl of Cranbrook. The recently completed conversion fuses a period property with the comfort and convenience of modern living.

The accommodation consists of an entrance hall, double aspect kitchen/dining/family room with bi-fold doors opening onto the terrace, and Bosch, Neff, Zanussi and Viceroy appliances included, there is also a study with door to the garden, a utility room and cloakroom on the ground floor.

The first floor is used to create a principal bedroom suite comprising a double aspect, double bedroom, a dressing room and an ensuite bath and shower room. Three further double bedroom are located on the ground floor, all benefit from ensuite shower rooms, with two of them enjoying built-in storage.

Outside, double wrought iron gates open onto the gravel drive that provides off-road parking. The garden is enclosed with a close slat wooden fence, is laid to lawn with a gravel terrace and steps leading to an elevated with balustrade.



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.

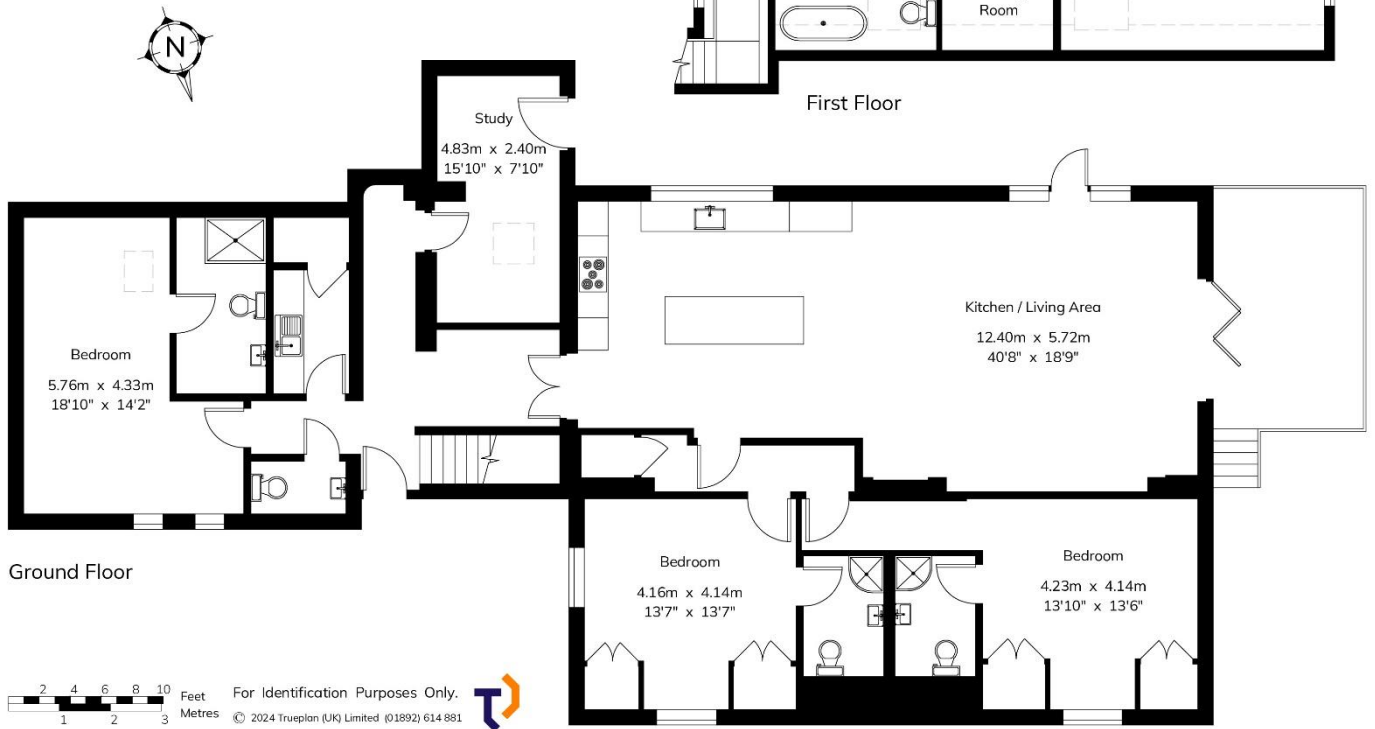
Mainline Rail Services are available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst give access to the Motorways.



----- Restricted Height

The Old School House

Gross Internal Area : 242.1 sq.m (2605 sq.ft.)



SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

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.



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