



'Our Focus Determines Your Reality'



The Street
Benenden
Kent
TN17 4DJ



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

Principal Bedroom, Ensuite
Three Further Double Bedrooms, One Ensuite
Family Bath/Shower Room * Spacious Attic

Enclosed Garden * Off-Road Parking



ENERGY-EFFICIENT NEWLY BUILT FAMILY HOME

This striking newly built family home occupies a central location in the village of Benenden. Boasting a perfect energy performance certificate, this state-of-the-art property provides well-proportioned rooms, sitting in an attractive enclosed garden, a stone's throw from the village green.

The accommodation consists of an entrance hall, a sitting room with log burning stove, a double aspect family room, a double aspect well-appointed kitchen/dining room with triple doors opening onto the terrace, a utility room with door to outside, and completing the ground floor a cloakroom.

On the first floor the galleried landing leads to the principal bedroom with ample built-in storage and an ensuite shower room, three further double bedrooms, one with an ensuite shower room and a family bath/shower room.

There is a spacious attic which subject to the necessary permissions could be used to create additional accommodation, or maybe a home office.

Outside a gated, gravel drive provides ample off-road parking from which a stone path leads around the property to the garden which is laid to lawn with a paved terrace, flower and shrub beds and a garden store.

The property is being sold with the benefit of a 10-year new build warranty.



BENENDEN

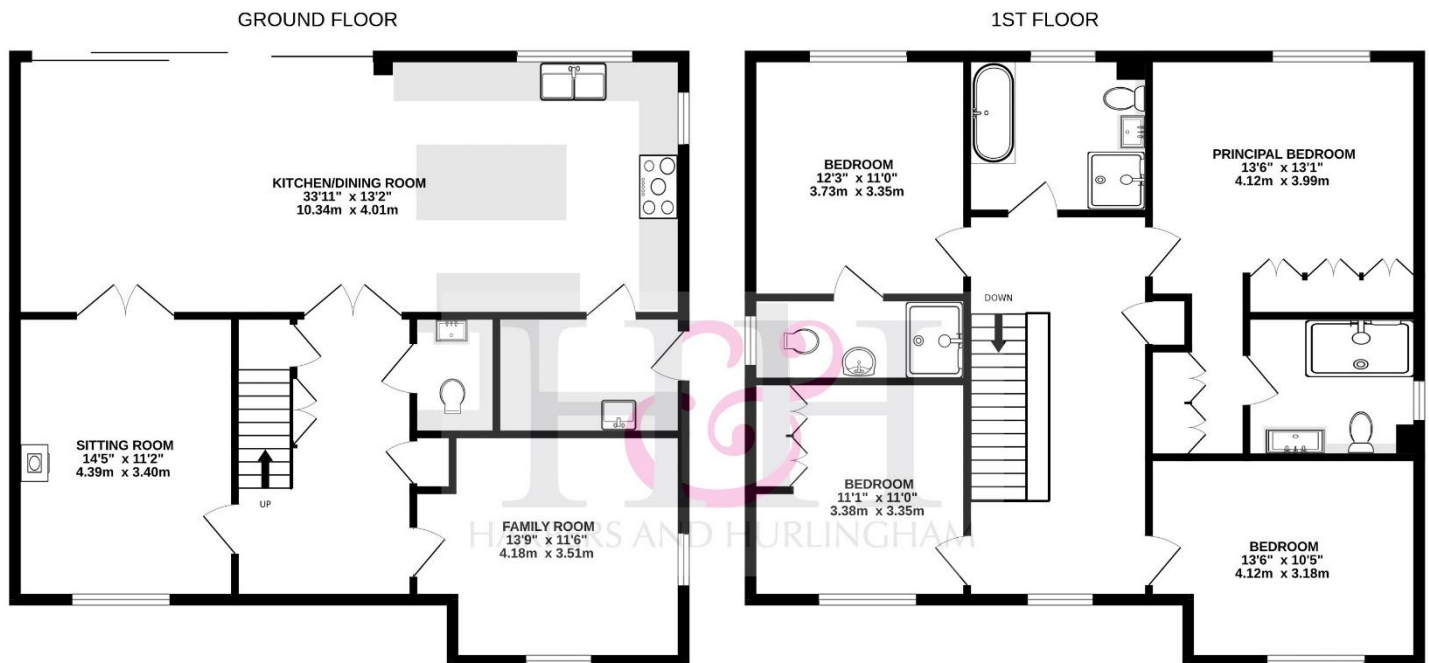
The charming green is a focal point of the sought-after village of Benenden which also benefits from an award-winning pub, a large general store and post office, a hairdresser and a good butcher. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

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.





TOTAL APPROXIMATE GROSS FLOOR AREA 2,325SQ.FT. (216SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains electricity, water and drainage. Air source heat pump. Solar panels. Fibre broadband is connected to the property, but purchaser will need to open an account in order to commission the connection.

Tunbridge Wells Borough Council - Council Tax Band tbc

EPC Rating: 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