



'Our Focus Determines Your Reality'



Goddards Green Road
Benenden
Kent
TN17 4BG



Entrance Hall * Kitchen/Dining/Family Room * Kitchen/Sitting Room
Three Ground Floor Bedrooms * Family Shower Room
Cloakroom

Principal Bedroom, Ensuite * Further Double Bedroom
Shower Room

Garden * Elevated Terrace * Gardeners Shower Room
Outbuilding/Garage * Off-Road Parking



STUNNING, CONTEMPORARY PROPERTY

Recently renovated and extended to a very high standard, this stunning, contemporary property enjoys far reaching countryside views on the outskirts of the much sought after village of Benenden. The versatile accommodation with underfloor heating and an in-built high specification sound system offers many options, currently configured to provide a family home with annexe for multi-generational living or as a holiday let to provide an income but can just as easily be used as a spacious five bedroom family home.

On the ground floor there is an entrance hall with cloakroom which to the right opens into the stunning partially vaulted, triple aspect kitchen/dining/family room with exposed light oak beams, tri-fold and bi-fold doors opening onto the terrace and enjoying the far-reaching view; straight ahead from the entrance hall leads into an inner hall where there is a double aspect kitchen/sitting room with tri-fold doors to the terrace, three bedrooms and a family shower room, this part of the property forms the annexe.

A statement staircase leads to the first floor where the galleried landing provides a comfortable sitting area and overlooks the kitchen/dining/family room. The principal bedroom enjoys double doors opening onto a Juliette balcony, and an ensuite bath/shower room, there is a further double bedroom also with double doors opening onto a Juliette balcony and a shower room.





OUTSIDE

Gates open onto the gravel driveway which provides extensive off road parking and leads to the outbuilding which can be used as a workshop or for garaging.

The grounds amount to just under 0.5 acres and is a blank canvas, laid predominantly to lawn with mature trees, hedging and close slat fencing creating the boundary on three sides with an open vista at the end of the garden. The elevated terrace extends across the rear of the property and the use of subtle lighting makes this ideal for outside entertaining or for enjoying the stunning sunrise.









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.

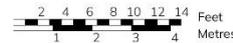
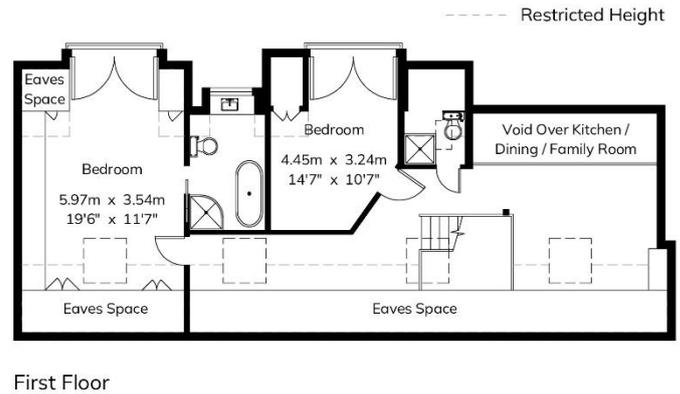
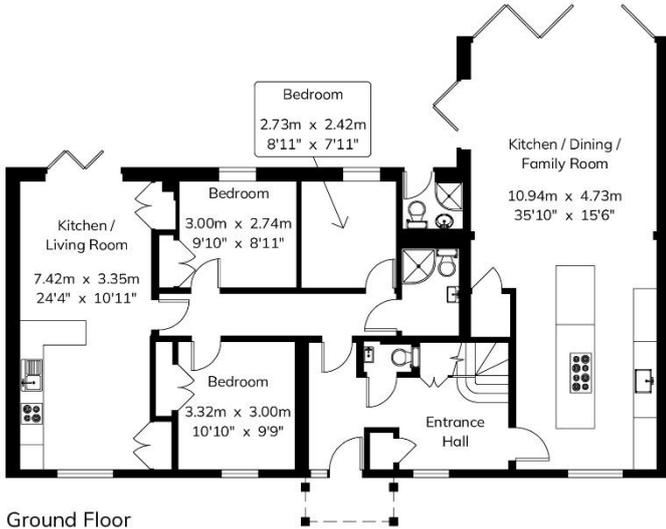
SCHOOLS AND CONNECTIONS

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.

Woodstock

Gross Internal Area : 220.8 sq.m (2376 sq.ft.)



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SERVICES

Mains electricity, gas and water. Gas fired underfloor heating. Private drainage. In-built high specification sound system.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: tbc

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