



‘Our Focus Determines Your Reality’



VERE MEADOWS
Walkhurst Road
Benenden
Kent
TN17 4EX



Entrance Hall * Sitting Room * Kitchen/Dining Room
Cloakroom

Principal Bedroom with Ensuite * Two Further Bedrooms
Family Bathroom

Enclosed Garden with Terrace * Garage * Off Road Parking



FAMILY HOME IN ATTRACTIVE DEVELOPMENT

This charming family home was completed to a high specification by Wedgewood Homes in 2020, and benefits from an NHBC warranty with four years remaining. One of twelve properties in a tucked away private road development with easy access to the village amenities and the primary school in the sought-after Kentish village of Benenden.

The property is presented in immaculate order throughout. The accommodation consists of an entrance hall, a double aspect sitting room with fireplace stove, double aspect kitchen/dining room with doors to the terrace, and a cloakroom on the ground floor.

The first floor provides a principal bedroom with ensuite shower room and built-in storage, a double bedroom with built-in storage, a further bedroom currently used as an office and a family bathroom.

The enclosed garden has been landscaped to provide sculpted flower and shrub beds; a gravel path curves from the paved terrace to a door into the garage and additional areas of terrace. A brick driveway provides off road parking and access to an EV charging point.



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 and a hairdresser. 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.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding Garage) 1,185SQ.FT. (108.5SQ.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

All mains utilities connected. Gas fired central heating. Underfloor heating to the ground floor. CAT 5 cabling.

EPC Rating: B – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band F

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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