HARPERS AND HURLINGHAM

4 Bedroom Detached Home | Eaton Barn, Benenden, TN17 4AR | **Guide Price £1,250,000**









- Attractive Detached Barn with Studio
- Principal Bedroom, Ensuite
- Entrance Hall, Cloakroom, Utility Room
- Two Double Bedrooms, Bedroom/Study
- Two Reception Rooms, Snug
- Family Bathroom
- Kitchen/Breakfast/Family Room
- Grounds 0.6 Acres, Paddock 0.6 Acres









Description

BENENDEN - CRANBROOK SCHOOL CATCHMENT

Converted in the mid 1980s and in the same family since conversion, the attractive detached barn provides a comfortable family home with rustic features throughout.

The well-presented accommodation consists of vaulted entrance hall, a double aspect sitting room with feature fireplace and log burning stove, a dining room with beams, a double aspect snug and a spacious kitchen/breakfast/family room, the heart of the barn, with a door to outside; a utility room and cloakroom complete the ground floor.

On the first floor, the principal bedroom spans the width of the barn and benefits from built-in storage and an ensuite shower room, three further bedrooms, two doubles and one currently used as a study, share the family bathroom.

Outside a drive leads to a coaching circle in front of the barn and detached double garage. Sitting in approximately 0.6 acres, the garden is predominantly grass with mature hedging, a variety of fruit trees and a pond. There is a detached studio with gravel terrace and a partial covered, paved terrace behind the barn ideal for entertaining. In

addition, there is a separate paddock of approximately 0.6 acres short walk from the barn.

Tunbridge Wells Borough Council - Council Tax Band G
EPC Rating: D

The charming green is a focal point of the sought after village of Benenden which also benefits from an award winning pub, and general store and post office, and is also home to the renowned Benenden School - one of the UK's leading independent girls' schools.

Nearby Cranbrook and Tenterden offer boutique shopping, cafés, and restaurants, while excellent road links and train connections provide easy access to London and the Kent coast.

There are many other excellent private and state schools for children of all ages in the area including the local Primary School and the well regarded Cranbrook School.

SERVICES:
Mains electricity and water.
Oil fired central heating.
Private Sceptic Tank in front of garage.
Fibre broadband connected to property.
Please note that the fixtures and fittings are not necessarily included in the sale.

























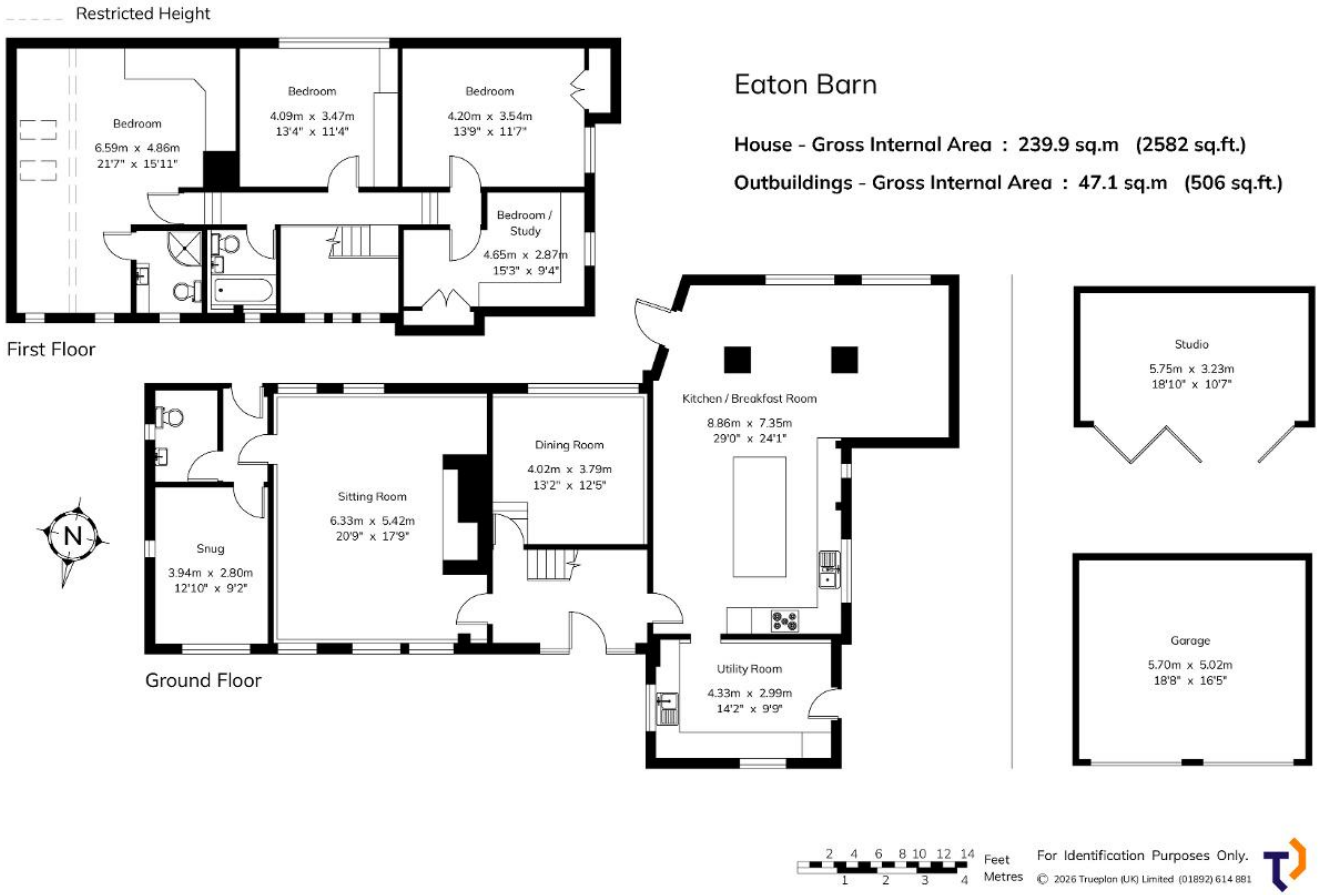


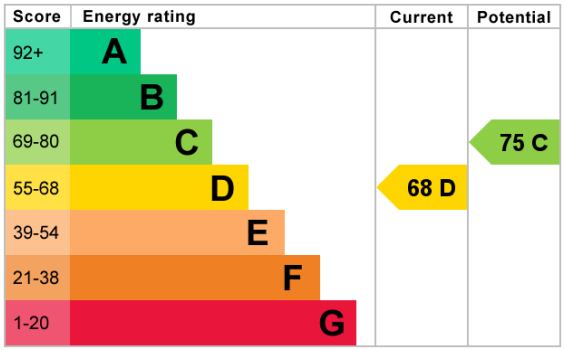












Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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