

# BENENDEN KENT





GOLFORD ROAD, BENENDEN, KENT TN17 4AL

## Grade II Listed Farmhouse with Barn for Conversion

Drawing Room \* Sitting Room \* Family Room \* Bedroom/Study  
Kitchen/Breakfast Room \* Reception Room \* Bath Room

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Three Double Bedrooms, One Ensuite \* W.C.

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Two Bedrooms \* Shower Room

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Gardens and Grounds Approx. 6 Acres \* Brick Barn for Conversion

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Annexe \* Sitting/Dining Room \* Breakfast \* Bedroom \* Shower Room

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This stunning Grade II Listed property is believed to date from the 16th century with later additions but there are suggestions that it could date back as early as the 14th century. The property enjoys a 'wow' location between Cranbrook and Benenden with far reaching views.

Oozing with character, there are numerous period features from fireplaces to exposed beams throughout the accommodation which consists of a vaulted, triple aspect drawing room with feature fireplace, a sitting room with doors to the garden and an open fireplace, a family room with open fireplace, a bedroom/study, a reception room, a kitchen/breakfast room and a bathroom on the ground floor.

Two staircases lead to the first floor, the first leads to two double bedrooms and a w.c. with a steep staircase leading to a second floor bedroom. The second staircase leads to a double bedroom with an ensuite shower room and a staircase leading to an attic bedroom and shower room.

A gravel driveway provides off road parking and leads to a detached brick barn with planning permission to convert to a four bedroom property. Adjoining the driveway there are two paddocks bordered with post and rail fencing. From the driveway a lych gate leads to the garden.

Within the grounds a detached annexe consists of a sitting/dining room and a kitchen on the ground floor; whilst there is a double bedroom and a shower room on the first floor.

The annexe can be approached via the neighbouring driveway onto an area of brick parking which extends to create a brick terrace around the main house.

Sitting in delightful mature garden and grounds of approximately 6 acres, the garden is laid to lawn bordered with established hedging and well stocked flower and shrub beds and interspersed with a variety of mature trees. Within the garden there is a charming brick boiler house.

In addition to the 'wow' location the property also benefits from being located within the Cranbrook School Catchment Area.





Conveniently located for both Cranbrook and Benenden.

Every day needs are served by the nearby town of Cranbrook which is renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. and within walking distance to all the towns amenities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

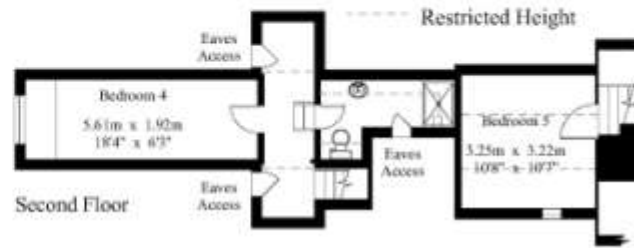
The village of Benenden offers a large general store and post office, a hairdresser, a good butchers, an award winning pub and a village hall. Summer Sunday afternoons can be spent enjoying cricket on the village green.

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as a number of Grammar Schools.

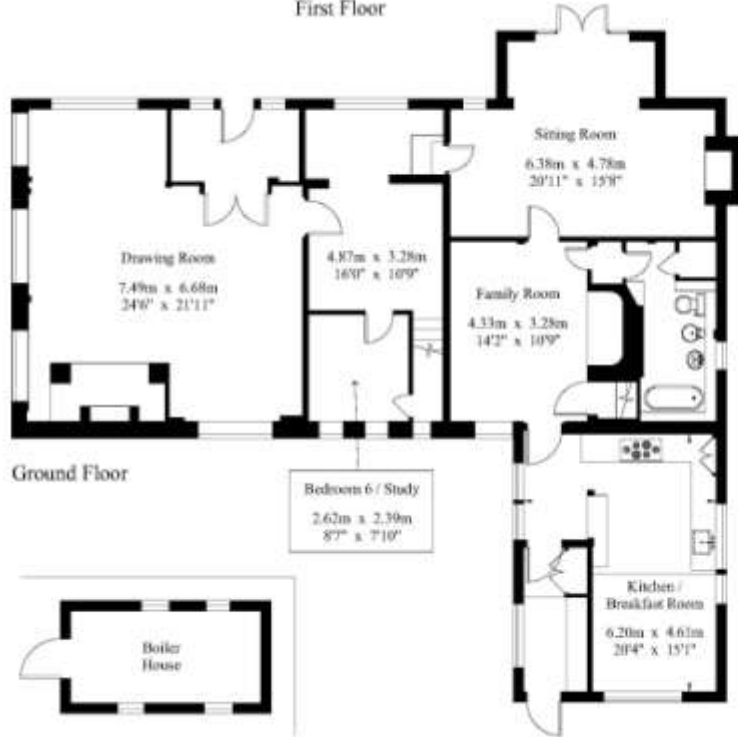
The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.



First Floor



Second Floor



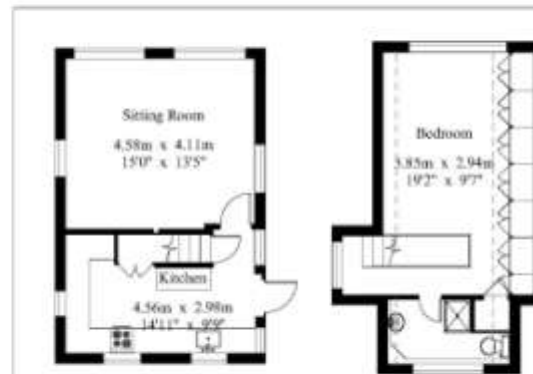
Ground Floor

### Cherry Brook Farm, Benenden

House - Gross Internal Area : 258.9 sq.m (2786 sq.ft.)

Little Barn - Gross Internal Area : 60.4 sq.m (650 sq.ft.)

Boiler House - Gross Internal Area : 10.1 sq.m (108 sq.ft.)



Ground Floor

First Floor



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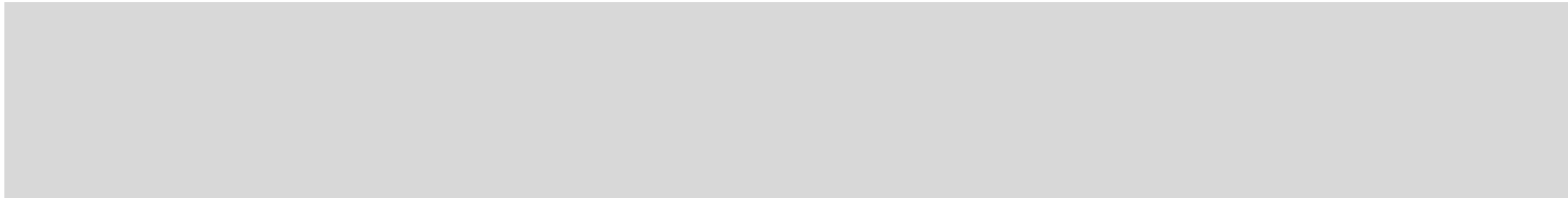
Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

Planning reference: 14/00582/FULL

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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