



**Hoads Brook Goddards Green Road
Cranbrook, TN17 4BG**

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Offers Over £800,000

A charming 4-bedroom detached, 19th Century cottage, with later additions, sitting in a delightful semi-rural location on the outskirts of the sought-after Wealden village of Benenden, being within the prized Cranbrook School Catchment area - near Bendenden Hospital.

Accommodation

The accommodation comprises on the ground floor; spacious kitchen / breakfast / dining room with gas range and feature Butler sink, pantry, utility room, wc / cloakroom, large wooden frame garden room / conservatory with another Butler sink and doors leading to the delightful and well maintained garden, sitting room with open fire place and further study / snug with open fire place.

The first floor includes; 4 double bedrooms all with delightful views, family bathroom, airing cupboard with hot water tank and second bathroom with shower only. The property is set in approximately 0.5 of an acre of pretty gardens and grounds with; a large greenhouse, garden shed / work shop, log store, kitchen garden, well, double garage / carport (ripe for conversion - subject to planning consent) and ample additional driveway parking.

EPC: E

Services: Mains Electricity, Mains Electricity, Mains Water, Private Drainage - Klargester shared with neighbouring property.

FOR SALE - FREEHOLD

Location

This handsome property is situated within the sought after Cranbrook

School Catchment Area and is found adjacent to Benenden Hospital, only minutes from Benenden village, the new primary school and the famous and hugely popular Bull Public House is just a 5 minute drive away. Hempstead Forest is nearby and there are many other beautiful walks in the area.

Benenden is a very pretty, desirable, quintessentially English village, complete with a picturesque green where cricket is played throughout the summer months and is graced with a beautiful Church in the far corner. The village hall plays host to many local events, as does the village green. The traditional family butchers in the heart of the village is of the highest quality, there is also a community run General Store/Post Office. Benenden also offers two, very good schools, the newly built Benenden C of E Primary School, and Benenden school for girls, a private boarding school which admits pupils from 11-18 years of age.

The property is only 10 minutes from Cranbrook, This historic town, with its characteristic weather-boarded houses, offers a wide variety of shopping facilities and both primary and secondary schools including the renowned grammar, Cranbrook School itself. There are many other excellent schools in the area both in

the public and private sectors, including – Bethany, Dulwich Preparatory, Marlborough House and St Ronan's.

There is a Main Line Railway Station at Staplehurst offering direct services into Central London. (London - Charing Cross only 59 mins) and excellent links to London by Road via the A21 leading to the M25 and M20.

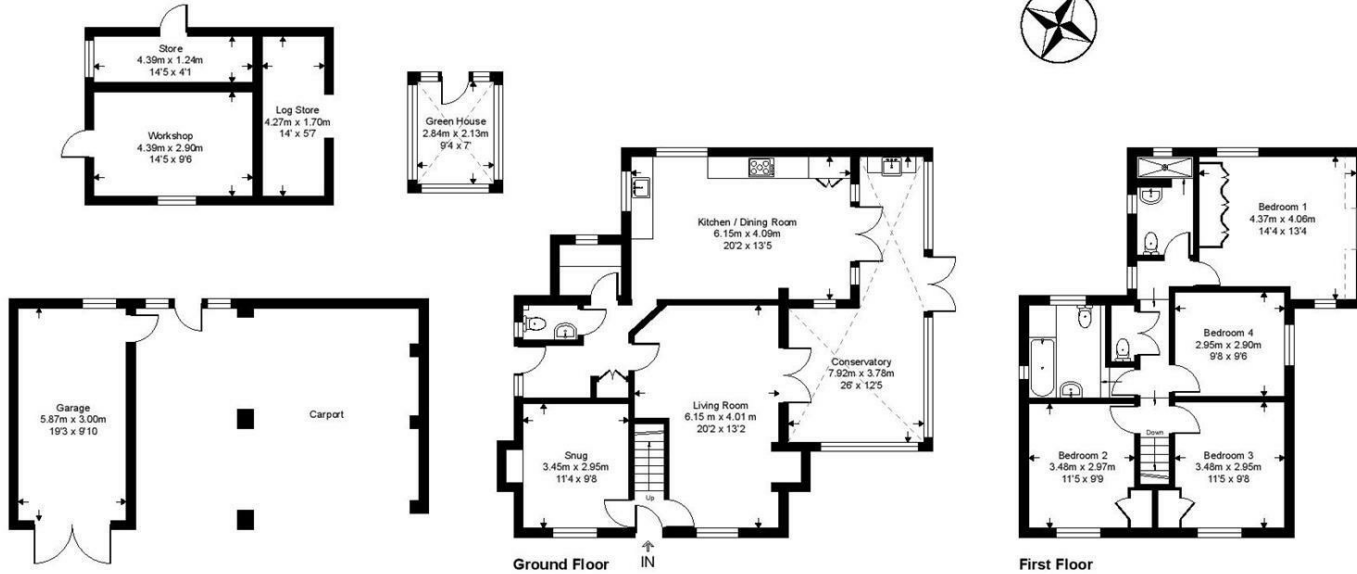
Viewings are by strictly by appointment only via the Agent Vale and Marsh.



 = Reduced headroom


Hoads Brook


Approximate Gross Internal Area = 165 sq m / 1779 sq ft
 Approximate Garage Internal Area = 18 sq m / 190 sq ft
 Approximate Outbuildings Internal Area = 32 sq m / 345 sq ft
 Approximate Total Internal Area = 215 sq m / 2314 sq ft
 (excludes restricted head height & carport)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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