



## Ramsden Farm Cottage Dinglelden, Cranbrook TN17 4JT

Ramsden Farm Cottage is a beautifully appointed 3-bedroom cottage set in a peaceful and idyllic rural location close to the desirable village of Benenden. The property has been lovingly refurbished, offers unspoilt and far reaching farmland views and sits within the prized Cranbrook School Catchment area.

**£2,000 PCM**



### The Property:

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The accommodation includes on the ground floor; open plan kitchen / breakfast room with new appliances leading to living / sitting room with wood-burner and impressive bi-fold doors framing the view and terrace, with breath-taking views ideal for entertaining, utility cupboard, downstairs family bathroom with w.c and shower and Bedroom 1 -double. On the first floor; landing and Bedroom's 2 and 3 – both doubles. The exterior includes; terrace / deck leading off main sitting room, second secluded terrace behind the car port, oak framed double car port with ample storage, additional off street parking.

To Let: Part Furnished (option of fully furnished or unfurnished – price on request)

Pets – ideally no pets but may be considered on a case by case basis.

Services: mains electricity, mains water, private drainage, oil fired central heating.

Council: Tunbridge Wells Band: D

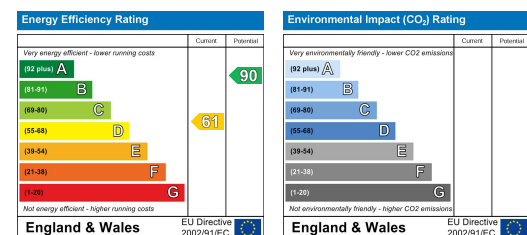
### Location:

This stunning property is situated within the sought after Cranbrook School Catchment Area and is found minutes from Benenden village, the new primary school, the hugely popular Bull Public House is just a short drive away and there are many 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.



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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The Property Ombudsman

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