



**Leesden Standen Street
Benenden, Kent TN17 4LA**

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£1,250,000

A rare opportunity to acquire an attractive country house with adjacent Oast House annexe and various outbuildings, sitting in a quiet, sought after semi-rural lane on the outskirts of the pretty Wealden village of Iden Green. The property requires some updating / modernisation in places, sits within the Cranbrook School Catchment Area and is coming to the open market for first time in over 30 years.

Description

This charming property makes the perfect family 'forever' home being a Queen Anne (circa C17th -C18th) Grade II listed, detached 3 bedroom house with a separate one bedroom single Oast house annexe with attached garage. Opposite the annexe sits a large workshop / outbuilding and all of this delightful property is situated within its own private, secluded and idyllic gardens and grounds of approximately 3.5 acres.

The main house comprises of: Ground floor – bright and spacious entrance hall, drawing room with open fireplace, dining room with wood burner, decent sized study/library, large kitchen/breakfast room with large room/pantry off it, morning room with Inglenook fireplace and large Bressummer beam, downstairs cloakroom and WC. First floor - landing, master bedroom with en suite bathroom (could easily be divided to create a 4th bedroom – stpc), 2 further double bedrooms, family bathroom and separate WC. There is potential to reconfigure the first floor to create an additional bedroom and given the large loft and pitch of the roof, there is also scope to create further attic accommodation - stpc. In addition there is a large cellar area currently accessed externally with internal original brick steps leading up to the house, which could be reinstated.

The Oast House comprises kitchen, sitting room, landing, bedroom and bathroom.

Driveway parking for several cars together with a garage.

The garage and workshop in the garden are ripe for conversion into ancillary accommodation – subject to successful planning consent. The formal gardens to the rear and front of the main house are filled with mature trees, shrubs and plants including a pretty dovecote and gardener's outbuilding / bothy. Further gardens surround the property as well as the Oast house and extend to approximately 3.5 acres including a paddock, small orchard and an attractive area of woodland.

PROPERTY INFORMATION

- For Sale – Freehold
- Services: Oil fired central heating (main house), Electric heating (annexe), Mains electric, Mains Water and Private drainage.
- Local Authority: Tunbridge Wells Borough Council.
- Council Tax band: Main House - Band G Annexe – Band E
- Viewings: Strictly by appointment

Location

The property sits on a quiet lane on the outskirts of Iden Green, a hamlet on the rural periphery of the highly regarded village of Benenden and within the High Weald 'Area of Outstanding Natural Beauty'. It is conveniently located a short distance of the historic and highly regarded Woodcock Inn.

Benenden provides a range of local services, a primary school and shops

including a butcher, village store, post office and The Bull Inn and Restaurant. Hawkhurst offers Waitrose and Tesco supermarkets as well as the Kino cinema. The nearby market towns of Cranbrook and Tenterden have a good selection of shops, supermarkets, restaurants and facilities and Tunbridge Wells slightly further afield provides more comprehensive amenities.

There are numerous schools for children of all ages within the public and private sectors, including Benenden Primary School, Benenden Girls School and Dulwich Preparatory in Cranbrook, Saint Ronan's and Marlborough House in Hawkhurst plus Homewood School and Sixth Form Centre in Tenterden. The property also falls within the catchment area for the much sought after Cranbrook School. Further grammar schools are available in Tonbridge, Tunbridge Wells and Ashford.

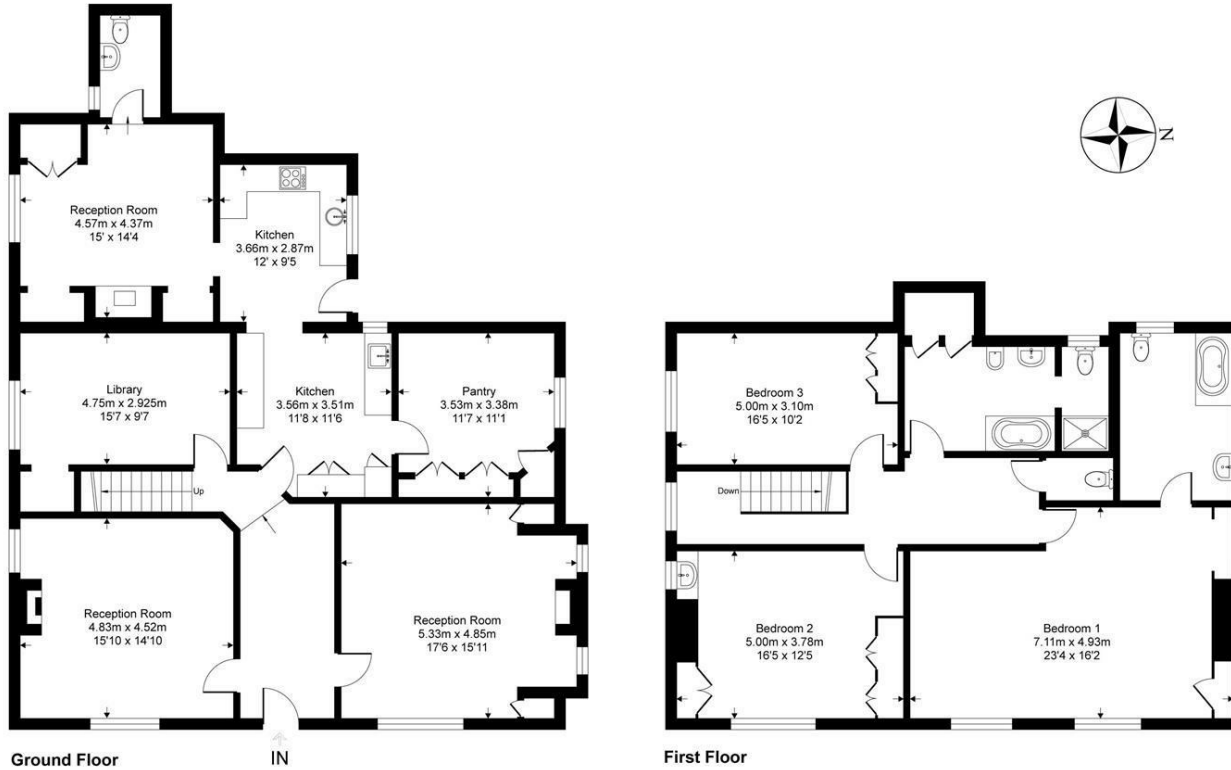
The mainline stations in Headcorn and Staplehurst offer frequent services to London Bridge, Charing Cross and Canon Street with journey times of just under an hour. Ashford International Station operates high speed services to London St Pancras with journey times from just 37 minutes as well as Eurostar services to the continent. Gatwick and Heathrow Airports can be accessed via the A21.

Cranbrook 4 miles
Tenterden 6 miles
Staplehurst Station 8 miles
A21 – 6 miles
Rye and The Coast 14 miles
(All distances are approximate)



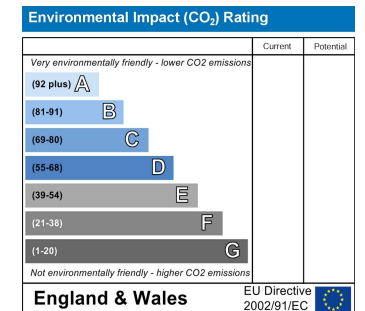
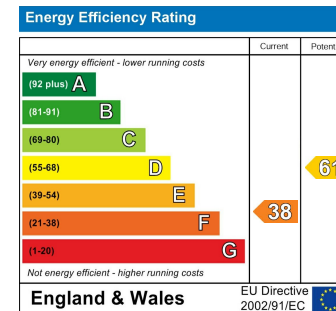
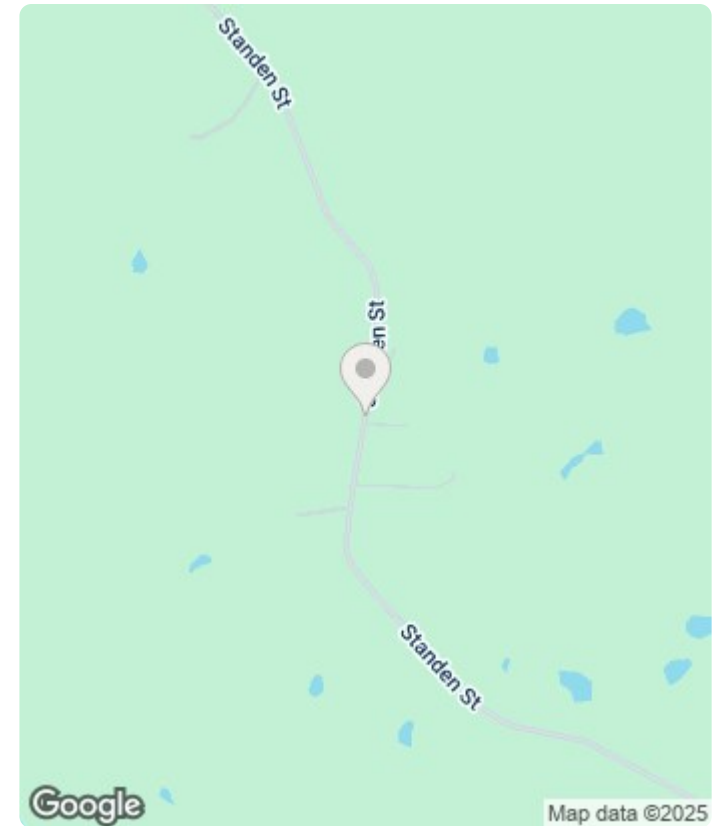
Standen Street

Approximate Gross Internal Area = 252.7 sq m / 2721 sq ft



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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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.



2 Windmill Oast
Windmill Farm Benenden Road
Rolvenden
Kent
TN17 4PF
01580 242700

<https://www.valeandmarsh.com>



