



An unlisted, period, village, four bedroom cottage in the heart of Benenden, retaining some fine features, gardens and off road parking. Chain free

FREEHOLD
Guide Price: £550,000

Shirley Cottage lies in the heart of Benenden, one of many pretty villages within the Weald of Kent. Originating from two cottages, this charming unlisted property offers a 20 ft through lounge with inglenook fireplaces either end. On the first floor there are three doubles bedrooms and a single with scope to extend into the attic rooms (stpp). The gardens wrap around the cottage with established hedging and beds to the front and parking to the rear within the paved and lawned areas. Offered for sale with no onward chain.

Ground Floor

The front door lies to the side and opens into a small hallway and useful storage area, a glazed door leads into the welcoming and light through lounge with handsome inglenook fireplaces at either end, one housing an open fire with copper hood, the other a wood burner. The 20ft lounge is light and overlooks the pretty front garden. A charming arch leads down to the snug/office or dining area and inner porch. The kitchen is situated at the end of the inner hall, with cottage style fitted wall and floor units, electric hob, space for washing machine, an integrated electric cooker, wall mounted boiler and further scope to improve. A cloakroom and useful hall cupboard are next to the wide staircase that leads up to the three double and one single bedroom. Access to the rear garden is via the inner porch.

First Floor and Attic

Two large double bedrooms over look the front garden both having fitted cupboards and with separate staircases to further attic rooms. These rooms could be incorporated within the property to provide workspace/bedrooms or storage (stpp). Bedrooms 3 and 4 overlook the rear gardens together with the good sized family bathroom with bath, separate shower unit, WC and sink in a champagne colour.

Gardens

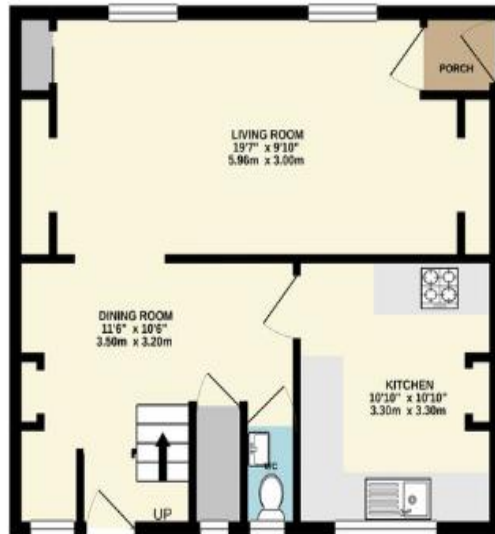
The rear garden is mainly paved with a small lawned area, a private terrace and parking for 1-2 cars. There is a row of two brick outbuildings, one is owned by a neighbour, the other provides storage and the original bread oven. A path and lawn lead you to the pretty front garden that is well established with climbing roses, an established hedge, and borders of pretty shrubs. Vehicle access is over a shared driveway with parking for 1-2 vehicles.

Council Tax Band: E £2,316.91 2020-2021 Tunbridge Wells CC

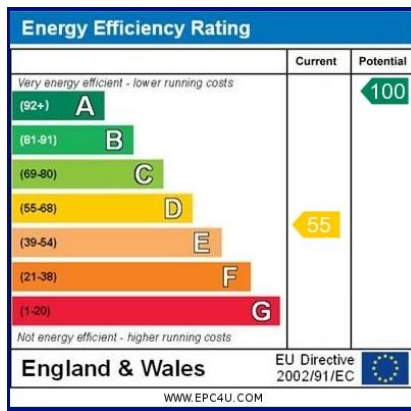
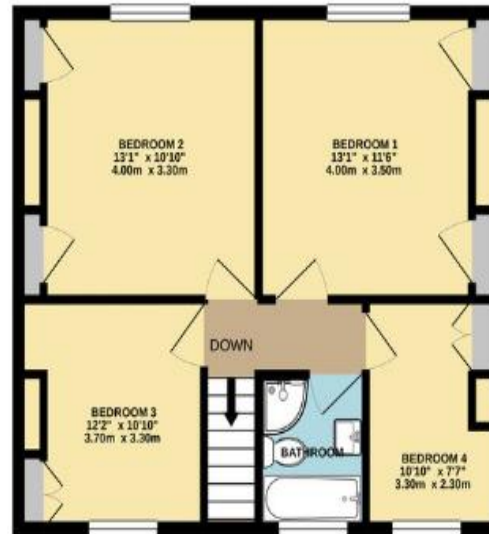




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.3 sq.m.) approx.

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