



Lambert & Foster



JUNKINS COTTAGE

BENOVER ROAD | BENOVER

An opportunity to purchase a four bedroom detached character family home set on a large plot backing onto open farmland, situated in the heart of this Wealden hamlet. The property further benefits from a double aspect open plan kitchen/breakfast room with a rear conservatory and a large L-shaped sitting room with a snug and feature fireplace with a wood burner inset. The master bedroom enjoys a triple aspect, dressing area and en-suite shower room. Outside is a large landscaped mature garden interspersed with pretty seating areas with the addition of a vegetable garden. Front and side driveway providing ample off road parking with a detached garage. Short drive or cycle ride to local amenities including a connecting railway station at Yalding with greater shopping and facilities at Paddock Wood.

Guide Price £725,000

FREEHOLD



JUNKINS COTTAGE

BENOVER ROAD | BENOVER | ME18 6AS

- Four bedroom detached character family home backing onto open farmland
- Double aspect open plan kitchen/breakfast room with a rear conservatory
- Large L-shaped sitting room with a snug and feature fireplace with a wood burner
- Master bedroom enjoys a triple aspect, dressing area and en-suite shower room
- Large landscaped mature garden interspersed with pretty seating areas
- Front and side driveway providing ample off road parking with a detached garage
- Short drive/cycle ride to local amenities including a connecting railway station

GENERAL

Tenure: Freehold. **Services:** Gas fired central heating with all other mains services connected but not tested.
Local authority: Tunbridge Wells Borough Council **Council tax:** Band F **EPC:** D (58)

VIEWING

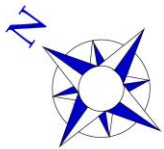
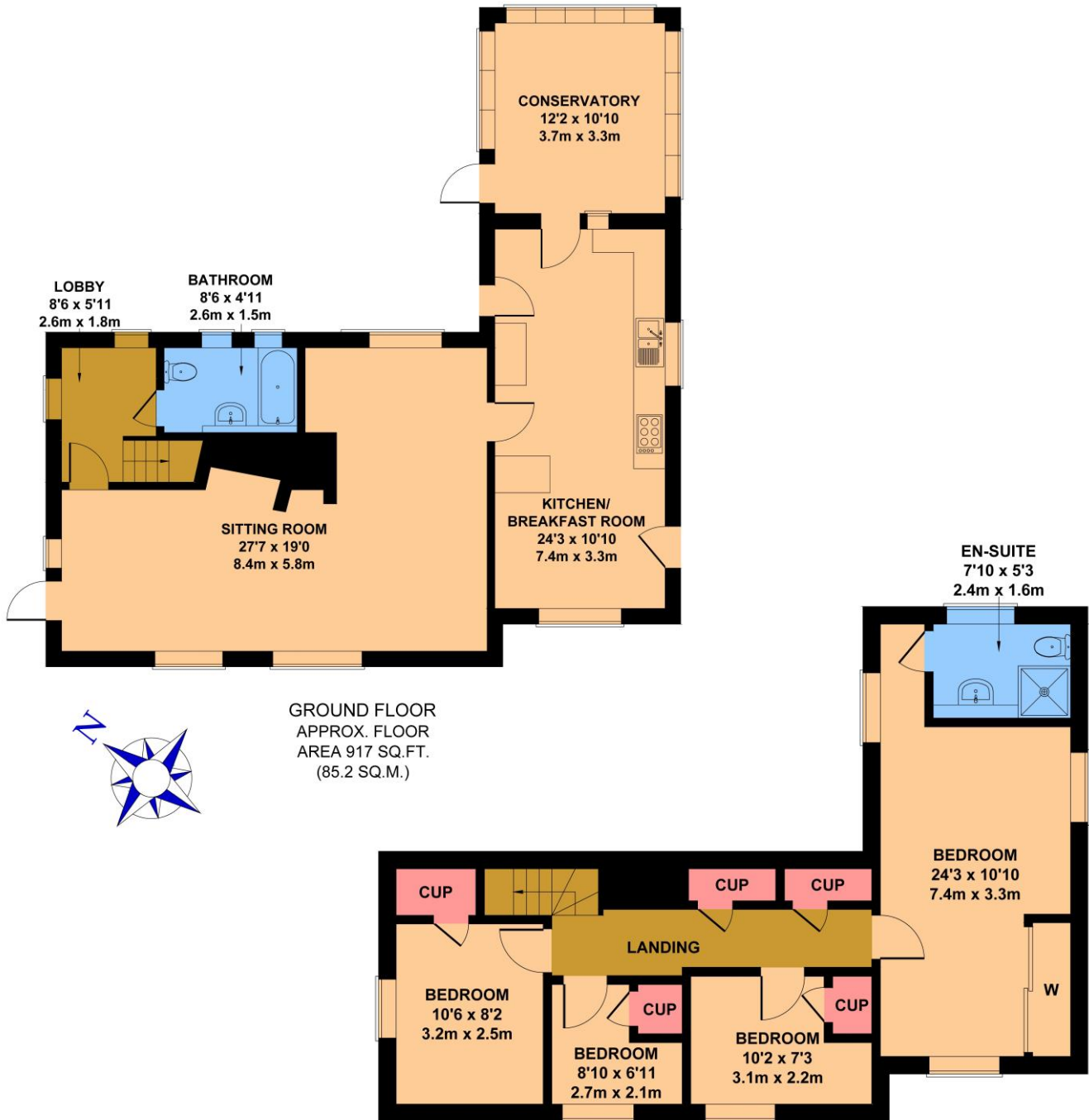
To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

FIRST FLOOR
APPROX. FLOOR AREA 623 SQ.FT.
(57.9 SQ.M.)

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
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Weald Office, 39 High St,
Cranbrook, Kent
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HYPHE, KENT
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Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

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