



125

— YEARS OF —

**Lambert
& Foster**



WEST WINDS
CRANBROOK ROAD, BENENDEN, KENT, TN17 4EU



**Lambert
& Foster**

CRANBROOK 2 MILES | STAPLEHURST MLS 9.5 MILES | TUNBRIDGE WELLS 19 MILES

WEST WINDS, CRANBROOK ROAD, BENENDEN, KENT, TN17 4EU

An individual detached family house, circa 1930's, offering significant potential for updating, improvement and extension (PP passed in September 2023 for a replacement dwelling) complemented by an established garden, total plot size extending to approximately 0.90 of an acre, including a double garage, all occupying a favoured semi rural location, enjoying views out across fields and countryside beyond. Cranbrook school catchment area.

GUIDE PRICE £925,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; rephrase.fool.decoded



DESCRIPTION

West Winds is an individual, detached family house, understood to have origins dating back to circa 1930s, presenting brick elevations, set with double glazed aluminium framed windows with hardwood surrounds, beneath a pitched tiled roof. Planning consent was granted in September 2023 under planning reference 23/01953/FULL for a replacement dwelling of a similar size with garage and swimming pool. The existing accommodation is very habitable with scope existing for the updating of the fixtures and fittings. The accommodation includes a sitting room with electric fire and aspect to front with views out across the garden, sliding doors lead to a snug with doors out to a simple conservatory fitted with power and light. The kitchen/breakfast room is fitted and includes some integral appliances including Belling oven and grill, four burner gas hob with filter hood over, space and plumbing for dishwasher and an aspect to rear with views out across the garden. A useful utility room/porch includes space and plumbing for a washing machine. Also on the ground floor is a separate dining room with feature parquet flooring and a double aspect to front and side including sliding doors out to the garden, all enjoying a pleasant outlook.

Arranged over the first floor landing are four bedrooms (three double rooms) with predominantly fitted wardrobes and views out across the garden and beyond. A double aspect main bedroom has an en suite bathroom. The family bathroom has been adapted accommodating a shower with a separate wc.





GARDENS & GROUNDS

West Winds is approached via a five bar gate opening on to a tarmac driveway leading down to a detached double garage, fitted with twin metal doors, power and light. The established gardens are particular feature, laid to lawn laid with shrubs, fruit trees, ornamental pond, paved patio, a timber garden shed and an attached, useful brick store room.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

West Winds, Cranbrook Road, Benenden, TN17 4EU

Approximate Area = 2333 sq ft / 216.7 sq m
Garage = 282 sq ft / 26.1 sq m
Total = 2615 sq ft / 242.8 sq m
For identification only - Not to scale





VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private drainage

Heating: Mains gas fired central heating. Solar Panels

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** C (80)

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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