

Warner Gray



**5 St Georges Place,
Benenden, Kent TN17 4EJ**

5 St Georges Place, Benenden, Kent TN17 4EJ Guide Price £450,000

This newly built semi-detached 3 bedroom/2-bathroom home with enclosed garden and generous off-street parking enjoys a tucked away but very convenient location along a private no-through lane, just a few steps from the centre of the sought after village of Benenden and the local amenities on offer.

No.5 St George's Place forms part of an exclusive development of four newly built homes behind the main village thoroughfare of Benenden, making it both a peaceful and convenient place to live. The traditionally designed exterior gives an established Kentish feel, the interiors have been designed with modern living in mind.

The heart of this home is most definitely the lovely shaker style kitchen / breakfast room which opens into the main living area where there is space for both sitting and dining. French doors give access onto the patio and garden beyond. There is also a welcoming hall and cloakroom on the ground floor. To the first floor, there are two generous double bedrooms, one with an en-suite shower room, and a smaller single bedroom which would also be ideal as a study or home office.

The family bathroom is of a high specification.

Outside, this property benefits from a block paved driveway to the front where there is parking for two vehicles and an additional gravelled area to the side which may also be suitable for parking. The enclosed garden to the rear is a manageable size and has the added bonus of a patio and additional useful area to the side of the house. For those who are active, there are many good country walks on the doorstep and nearby Hemsted Forest offers approximately 398 hectares of woodland to explore!

- Semi-detached 3 bedroom / 2 bathroom modern home
- High quality new build / 10 year Protek Warranty in place
- Small select private development of 4 new homes
- Light, bright modern feel throughout / Shaker style kitchen
- Gated enclosed rear garden / Off-street parking to front
- Tucked away location in centre of pretty village of Benenden
- Walking distance of all local amenities including local schools
- Comes within sought after Cranbrook School Catchment Area
- Historic towns of Cranbrook & Tenterden 3 & 5 miles distant
- Stations at Staplehurst, Headcorn & Ashford (High Speed)

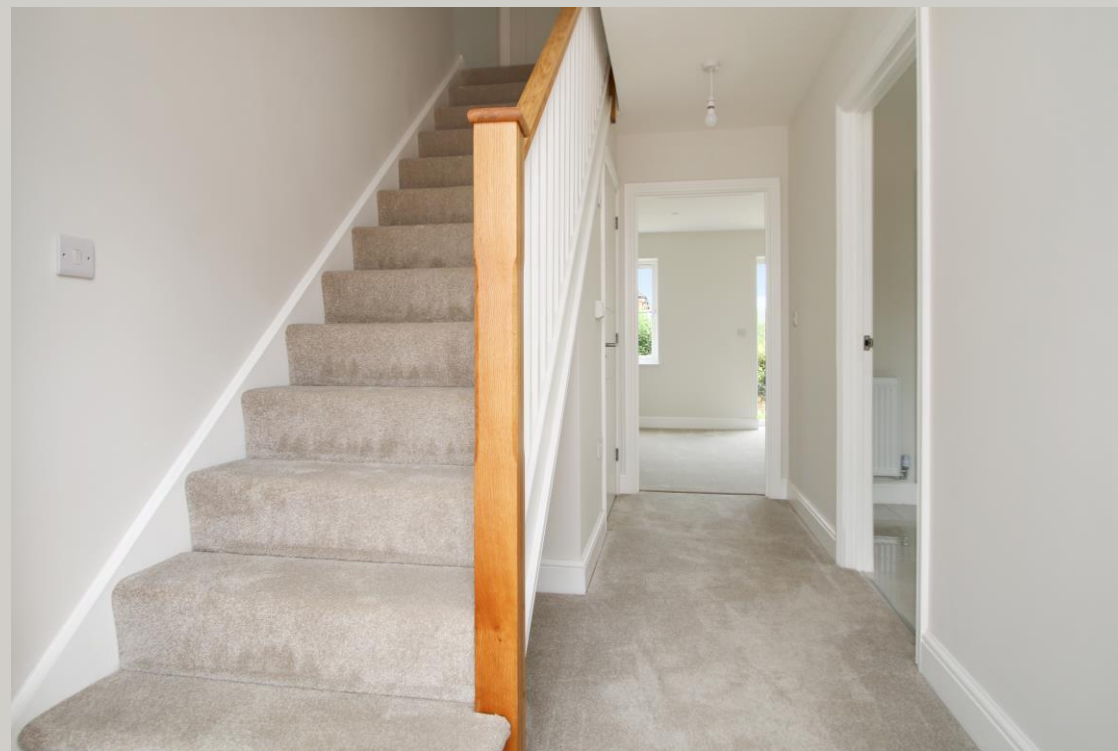
SITUATION: This property is close to the centre of the highly regarded Wealden village of Benenden, which offers a good range of everyday facilities including a butchers, hairdressers, cafe, general store with post office, village hall and two popular public houses, together with a picturesque green, ancient Church and well-known pond. More comprehensive shopping, leisure and health facilities can be found in the nearby town of Tenterden (5 miles) and Cranbrook (3 miles). There is a wide choice of schools in both the state and private sectors nearby, including the renowned Benenden Girls School. Benenden Pre-School and Benenden C of E Primary School are both within walking distance, making this home perfect for young families. It also comes within the sought after Cranbrook School Catchment Area. Mainline stations can be found at Staplehurst (7 miles), Headcorn (9 miles) and Ashford (16 miles), which has the high-speed service to St Pancras. There is also a bus stop close by with routes to Tenterden and Tunbridge Wells via the surrounding villages.

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The accommodation comprises the following with approximate dimensions:

The front door opens into a welcoming **HALLWAY** which gives access to all the rooms on the ground floor. Built-in cupboard housing electrical fuse box. Stairs to first floor with open storage space under. Space for cloaks.

CLOAKROOM Comprises a corner basin with mixer tap and low level WC. Tiled floor.

KITCHEN / BREAKFAST ROOM 15'4 x 10'11. This versatile space, with its French grey shaker style fitted kitchen, has a lovely modern country feel. Windows to the front and side bring in lots of natural light, making this space feel bright. Range of wall and base units with woodblock worktops and ceramic one and a half bowl sink.

High spec integrated appliances including built-in eye level NEFF oven / microwave, a NEFF induction hob with extractor above, and integrated NEFF dishwasher, NEFF larder style fridge / freezer and AEG washing machine. Boiler. Polished stone tiled floor. Space for table and chairs. Partially glazed double doors lead through to the sitting / dining room beyond.

SITTING ROOM / DINING ROOM 18'0 x 11'6. This spacious room, which has double doors that open onto the kitchen / breakfast room and the garden at the back, could accommodate both seating and dining areas if desired. Return door to hallway.

Stairs from the ground floor lead to a **FIRST FLOOR LANDING** where there is a useful built-in cupboard and access to the loft.

BEDROOM 1 14'4 x 13'8 & **EN-SUITE** A good size double bedroom with window to the front, built-in wardrobe and contemporary en-suite shower room comprising: shower cubicle; wash basin, WC and heated towel rail. Tiled floor and part tiled walls. NB: Measurement includes built-in wardrobe but excludes en-suite.

BEDROOM 2 11'6 x 9'4. Double bedroom with window to the rear overlooking garden.

BEDROOM 3 9'4 x 6'2. The smallest of the bedrooms, this room would also make an ideal home office, study or hobby room. Window to rear.

BATHROOM comprising fitted bath with shower over, wash basin, WC and heated towel rail. Tiled floor and walls. Window to side.

OUTSIDE To the front of the property is a block paved driveway providing parking for two vehicles. To the side of this is an additional gravelled area which could be used for further parking if needed. A gate takes you through to the enclosed rear garden which is fenced on both sides and has a mature hedge at the back. A paved patio runs across the back of the house.

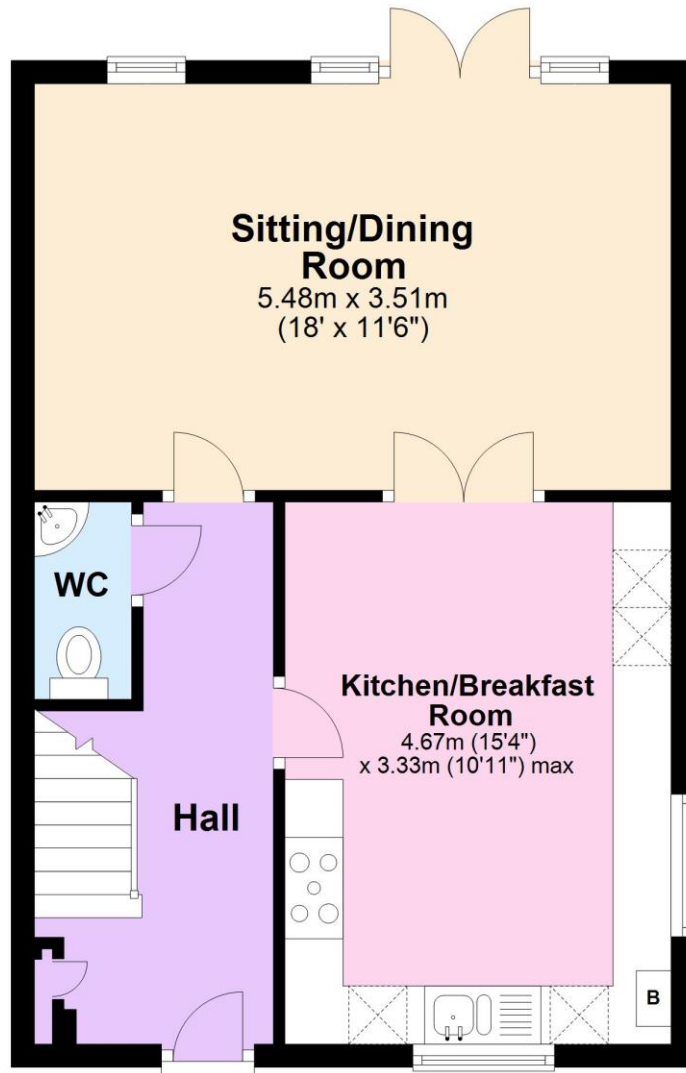
SERVICES Mains: water, electricity, gas and drainage. EPC: tba. Local Authority: Tunbridge Wells Borough Council. Council Tax Band: D. Location Finder: what3words: [///sneezed.slopes.whizzing](https://www.what3words.com/sneezed.slopes.whizzing)

**Viewing by appointment through WarnerGray
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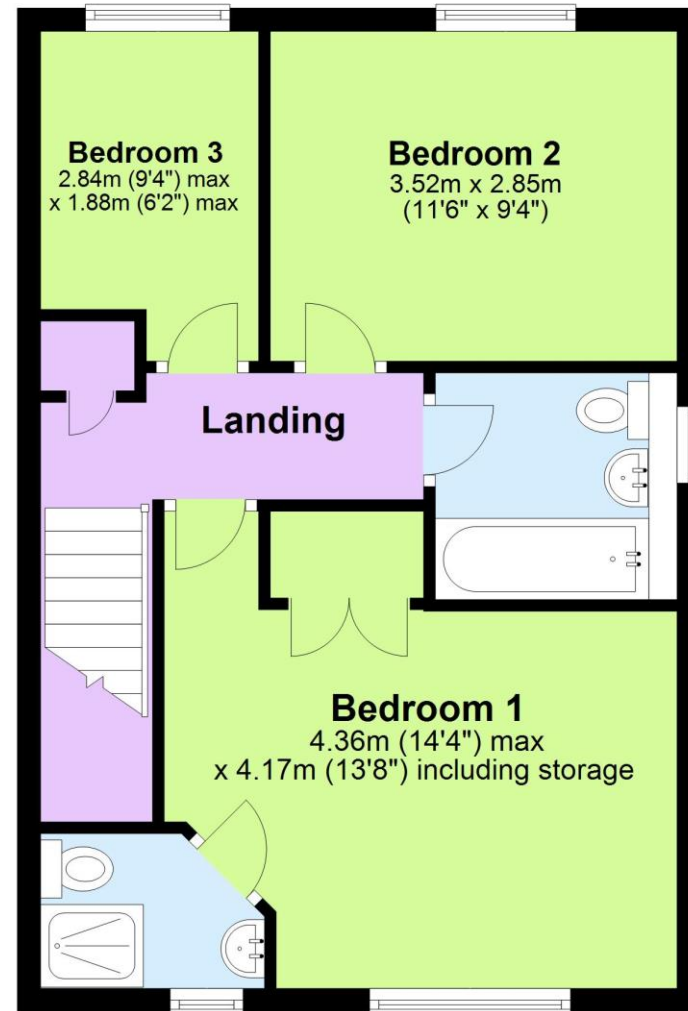
Ground Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.0 sq. feet)



Total area: approx. 90.6 sq. metres (974.8 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.





View of Benenden Parish Church