



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**

**£260,000**

**Freehold**

3x  1x  1x 

**Goddards Green**

**Cottages, Goddards**

**Green Road, Benenden,**

**Cranbrook, Kent, TN17**

*Wards*  
Helping you move forwards





## Main features

- Charming and characterful 3 bedroom Grade II listed cottage
- Stunning orchard views
- Fantastic renovation project
- Allocated off-road parking for 2 vehicles
- Semi-rural location
- Chain free

## Accommodation

### GROUND FLOOR

Lounge: 15'2 x 12'5 (4.63m x 3.79m)  
 Kitchen/Diner: 14'11 x 12'3 (4.55m x 3.74m)  
 Rear Porch

### FIRST FLOOR

Landing  
 Bedroom 1: 13'10 x 12'7 (4.22m x 3.84m)  
 Bedroom 2: 10'4 x 9'9 (3.15m x 2.97m)  
 Bathroom: 9'8 x 4'7 (2.95m x 1.40m)

### SECOND FLOOR

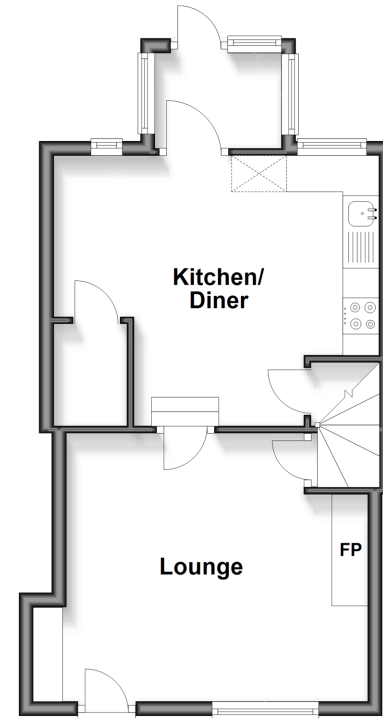
Bedroom 3: 12'1 x 9'9 (3.69m x 2.97m)

### OUTSIDE

Front and Rear Gardens  
 Allocated Parking Bay

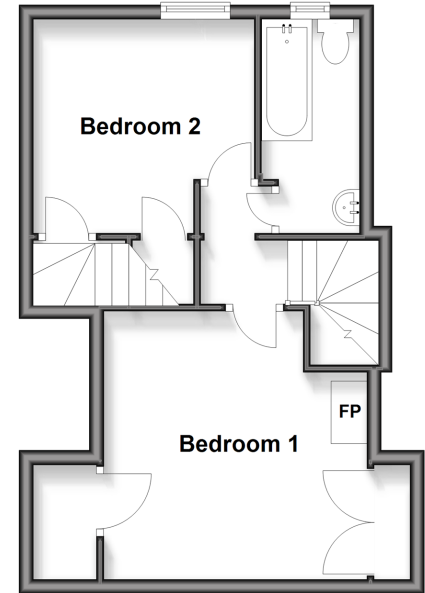
### Ground Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



### Second Floor

Approx. 12.4 sq. metres (133.3 sq. feet)



**Call Tenterden - 01580 766002 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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