

Dockenden, Benenden, Kent





Dockenden, Goddards Green Road, Benenden

A wonderful Grade II listed period family home, located in an exceptional and unique rural location in the heart of Hemsted Forest. The property is the only house in Hemsted Forest and offers beautiful gardens and grounds as well as a substantial barn, open wood store, various other outbuildings, flexible and well-fenced paddocks and woodland.

Benenden 2 miles, Cranbrook 4 miles, Tenterden 6.75 miles, Staplehurst station 8.2 miles (London Bridge from 51 minutes), Etchingham station 11 miles (London Bridge from 65 minutes), Rye 16 miles, Maidstone 16.3 miles, Ashford 17 miles (London St Pancras 36 minutes), Tunbridge Wells 18 miles, London 53 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121

Council tax band: F

Services: Mains water & electricity; oil heating; private drainage.





The Property

Dockenden is a wonderful Grade II listed house believed to date back to the mid-17th century, boasting a wealth of period features and offering well-proportioned family accommodation with excellent ceiling heights throughout. The characterful living/ dining room is triple aspect with exposed beams and an attractive inglenook fireplace. A door leads through to the triple aspect sitting room which enjoys views over the beautiful gardens and paddocks beyond and offers ideal home working/study space. The kitchen/breakfast room has a range of fitted wall and base units. There is a useful utility room off the kitchen with a door to the outside as well as a ground floor shower room. From the living room, stairs lead up to the first floor landing which provides access to the four bedrooms and shower room. There is also a 'jack and jill' bathroom accessed by two of the bedrooms.

NB: The current owners of the property have a superfast internet connection (up to 300 mbps) via the Starlink Space X satellite.

Gardens and Grounds

Dockenden occupies an absolutely beautiful and tranquil private position, being the only property in Hemsted Forest. The house is approached over a private road (approximately three quarters of a mile long) leading to the house which sit comfortably within its own land. The beautiful formal gardens surrounding the house have an abundance of mature trees, shrubs and plants. The mature gardens have been lovingly created by the current family to include well-stocked flower borders and formal gardens split into various sections including pathways through the wooded area boasting an amazing selection of acers. There is also a productive vegetable garden bordered on two sides by fruit cordons.

In addition to the main residence there is a large detached barn/secure garden machinery store which could provide ancillary accommodation, subject to obtaining the necessary planning consents. There are various other outbuildings including an open barn, wood store, machine store with attached workshop, feed store and a number of field shelters. Beyond the gardens there are various paddocks, all of which are stock-fenced and set up in a well-configured and flexible equestrian/livestock layout with mains fed water troughs throughout. There are also areas of bluebell woods/woodland and in all the property extends to 9.33 acres.





An attractive family house with numerous outbuildings, situated within circa 1000 acres of forest for walking and cycling.

Situation

The property sits centrally within its grounds in a truly tranquil and idyllic location in the heart of Hemsted Forest which extends to almost 1000 acres and is managed by the Forestry Commission. Nearby is the popular village of Benenden which provides for all the usual daily needs with its post office/shop/cafe, butcher, two inns, delightful parish church, village hall, primary school, world renowned private secondary school and village green. The nearby towns of Cranbrook and Tenterden, with their picturesque High Streets, offer a wider range of quality shops, restaurants, banks, supermarkets and a leisure centre at Tenterden. Comprehensive facilities are available in Tunbridge Wells, Maidstone and Ashford. Staplehurst station provides a mainline commuter service to London.

There is an excellent choice of state and private schools in the area including Benenden School for Girls, Dulwich Preparatory at Cranbrook, St Ronan's and Marlborough House at Hawkhurst, Bethany at Goudhurst, Mayfield School (girls), and the property sits within the Cranbrook School catchment area. Leisure facilities in the area include golf at a number of courses; tennis at nearby Iden Green; sailing and fishing at Bewl Water and on the south coast; walking and off-road cycling at Hemsted Forest and Bedgebury.

Directions (TN17 4AN)

From Junction 5 of the M25, take the A21 south in the direction of Hastings. At the Forstal Farm Roundabout, turn left onto the A262 towards Goudhurst. Continue for 6.7 miles and, at the Wilsley Pound Roundabout, take the second exit to remain on the A262 (Sissinghurst Road). After 0.8 of a mile, in Sissinghurst turn right (opposite The Milk House public house) onto Chapel Lane. Continue for 0.7 of a mile and, at the crossroads, proceed straight ahead on Golford Road. Continue for approximately 1.7 miles and, at the crossroads, turn left onto Goddards Green Road (signposted Benenden Hospital/Biddenden). After 0.3 of a mile, turn left into Hemsted Forest. Continue straight ahead and the property will be found on the right-hand side.







The outbuildings include a substantial tractor store, machine store/workshop, open barn, pony stable and feed store.

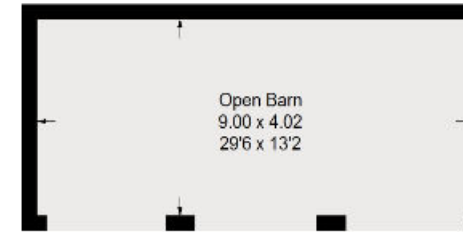
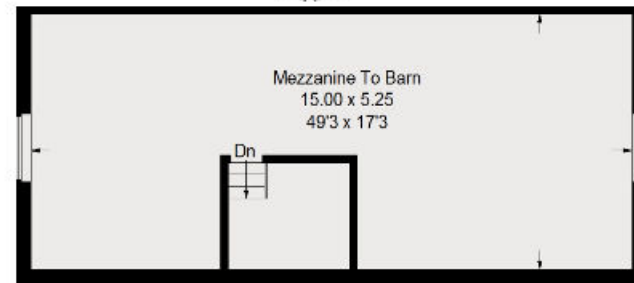
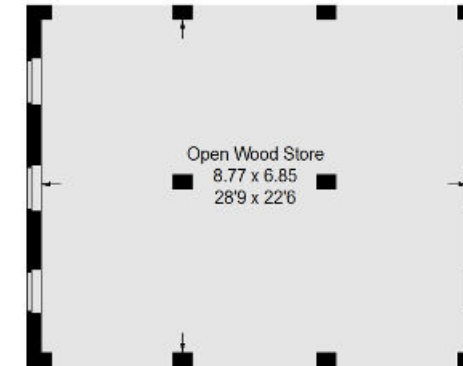
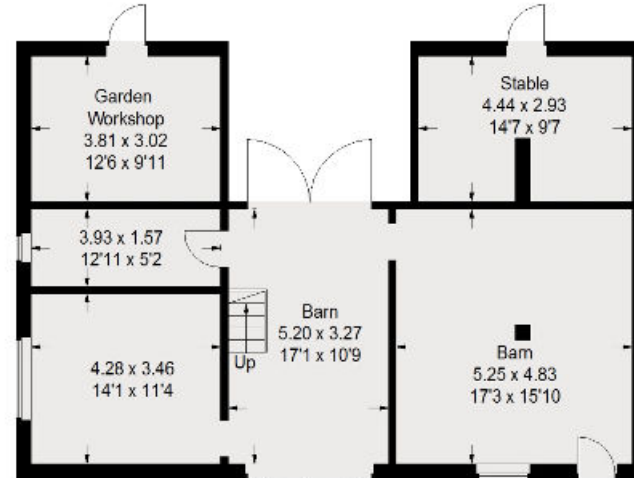
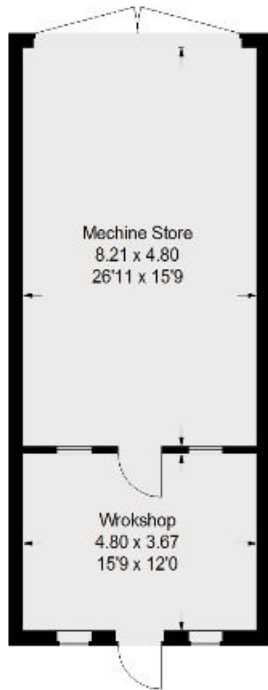
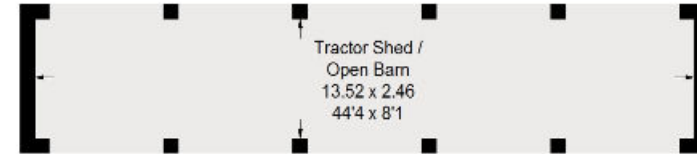


Approximate Gross Internal Floor Area
House: 206.0 sq m / 2217 sq ft
Outbuildings: 381.0 sq m / 4101 sq ft
TOTAL: 587.0 sq m / 6318 sq ft



Outbuildings

(Not Shown In Actual Location / Orientation)



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2023. Photographs and videos dated June 2022 & January 2023. Our ref. SPB//1116491.

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