

# Burnt House, Benenden









# Burnt House, Walkhurst Road, Benenden, Kent

A most attractive Grade II listed period house in an idyllic position, less than half a mile from the popular village of Benenden and within the Cranbrook School Catchment Area. The property enjoys fantastic rural views and, although in need of some modernisation and refurbishment, offers huge potential to create a wonderful family home.

Cranbrook 4 miles. Tenterden 5.8 miles. Staplehurst station 8.4 miles (London Bridge from 54 minutes). Etchingham station 9.8 miles (London Bridge from 65 minutes). Rye 14 miles. Maidstone 16.5 miles. Ashford 16.7 miles (London St Pancras from 36 minutes). Tunbridge Wells 18.5 miles. London 55 miles. (All times and distances approximate)



**Tenure:** Freehold

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

**Council tax band:** G

**Services:** Mains water, gas and electricity. Gas fired heating. Mains drainage.











The property offers flexible family accommodation with the potential to create an annexe, if required.









## The Property

Burnt House is a most attractive Grade II listed period house set in the most idyllic location with fabulous views over the surrounding countryside. The property is of brick construction with tile hung upper elevations and offers characterful accommodation, with many period features including exposed beams, timbers and inglenook fireplaces. Although the house is in need of some refurbishment and modernisation, it offers huge potential to create a wonderful family home.

The front porch opens into a spacious reception hall with a large inglenook fireplace. To one side, the formal dining room has a window to the front. A door leads through to the double aspect drawing room which has an attractive brick fireplace with bressummer beam, a window to the front and a charming oriel window overlooking the gardens. The kitchen/breakfast room is at the rear of the house and has storage cupboards and a large larder room off. The property also benefits from a wine cellar.

A rear hall gives access to a ground floor bathroom and further reception room (currently used as a bedroom) and a lovely conservatory with double doors opening out to the beautiful gardens. This area allows the flexibility to create an annexe if a buyer required with the option to include a first floor bedroom.

On the first floor, the spacious landing provides access to the five bedrooms as well as a family bathroom and separate w.c. The fifth bedroom has access to a staircase leading down to the rear hall on the ground floor.

Agents Note: We understand that the property has had historical subsidence (approximately ten years ago) but the current owners advise us that this was dealt with at the time.







## Gardens and Grounds

The house is approached off Walkhurst Road over a driveway leading to the parking area and detached brick built garage with store room above. A pathway leads to the front door of the house. Adjacent to the house there is an attractive detached outbuilding built of brick with tile hung upper elevations. This building provides a workshop/store with attached w.c. as well as a studio on the first floor. The mature gardens and grounds surround the property and adjoin beautiful countryside. The gardens are laid to lawn with a multitude of trees and shrubs and in all the property extends to 0.75 acres.

## Further Land

A further 13.15 acres of land are available by separate negotiation. This land adjoins the gardens of Burnt House and comprises two fields, an old orchard and a strip of woodland which runs down the north side of the Workhouse Gill to the main stream. There is also access, from the woodland, to a public footpath. Please note: there will be an overage agreement on this extra land - details available upon request.







## Situation

The property is located within the High Weald Area of Outstanding Natural Beauty, less than half a mile from the centre of the popular village of Benenden which is well equipped for everyday needs with a butcher, Post Office, general store and a well regarded pub. A little further away is Cranbrook with its picturesque High Street offering a wider range of quality shops, restaurants, banks and supermarket. A more comprehensive range of shopping and leisure facilities is available in Tunbridge Wells and Maidstone. Staplehurst station offers an excellent regular service to London Bridge, Cannon Street and Charing Cross in about an hour, as well as the International Eurostar station at Ashford. Access to London and the international airports can be gained via the nearby A21 which links to the M25. Access to the Channel Tunnel and ferry ports can be gained via the M20 at Ashford. There is an outstanding choice of state and private schools in the area including the primary school in Benenden and Benenden Girls School; preparatory schools in Cranbrook and Hawkhurst; Tonbridge and Sevenoaks public schools which are slightly further afield. We understand the property is within the catchment area for the famous Cranbrook Grammar School which dates back to 1518. A wide choice of sporting and leisure facilities exist within the area including golf at Chart Hills, Hemsted Forest and Rye; sailing and fishing at Bewl Water and on the south coast; extensive riding, walking and cycling in the nearby Bedgebury and Hemsted Forests. In addition, a host of famous properties and monuments lie within a short distance including Leeds Castle, Sissinghurst Castle, Bodiam Castle and Scotney Castle.

## Directions (TN17 4DT)

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 4.3 miles, passing through Goudhurst village, and turn right onto The B2085 Glassenbury Road (signposted Hawkhurst) by The Peacock Inn public house. At the end of this road, turn left then immediately right onto the B2086 Swattenden Lane (signposted Benenden). Continue for 3.7 miles and turn left onto Walkhurst Road (by the memorial statue). Continue for 0.47 of a mile and, after passing the row of cottages, the entrance will be found on the right-hand side (by the small, black and white marker post).



**Approximate Gross Internal Floor Area**

**House: 263.1 sq m / 2832 sq ft**

**Cellar: 8.0 sq m / 86 sq ft**

**Garage: 69.7 sq m / 750 sq ft**

**Outbuildings: 38.8 sq m / 418 sq ft**

**TOTAL: 379.6 sq m / 4086 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



Knight Frank  
Tunbridge Wells  
47 High Street  
Tunbridge Wells  
Kent TN11XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
Simon Biddulph  
01892 515035  
simon.biddulph@knightfrank.com



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