

**RUSH
WITT &
WILSON**



**Vega Cranbrook Road, Benenden, Kent TN17 4ET
Offers In The Region Of £985,000**

Rush Witt & Wilson are delighted to offer an exciting opportunity to purchase this impressive detached family home sitting in gardens and grounds measuring just over 2 acres (tbv), occupying a highly desirable location on the outskirts of Benenden and being within easy access of Cranbrook.

The well-proportioned accommodation is arranged over two floors and comprises of an entrance porch, kitchen/breakfast room, living room with log burning stove, conservatory, dining room, study and shower room on the ground floor. Please note the dining room/study/shower had historically been utilised as annex style accommodation. On the first floor are four bedrooms, two with en-suite facilities and the family bathroom.

Outside the the property sits centrally within the plot being surrounded by delightful 'park like' gardens and ground with a sweeping gated driveway provides off road parking for serval cars and a useful detached workshop.

A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this fantastic properties accommodation and impressive gardens and grounds. Cranbrook School Catchment. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Porch

6'9 x 5'5 (2.06m x 1.65m)

With part decorative glazed entrance door to the side and window to the front elevation, fitted cupboard base unit with complementing work surface over, space and plumbing for washing machine, space and point for tumble dryer, r, radiator, tiled flooring and part glazed door through to:

Kitchen/Breakfast Room

16'7 x 12'5 max (5.05m x 3.78m max)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset sink/drain unit, space and point for range style cooker with glass back plate and extractor canopy above, integrated fridge/freezer, integrated dishwasher, cupboard housing wall mounted gas fired boiler, space for table and chairs, recessed ceiling spotlights, radiator, doorway through to the living room, windows to the front and rear elevations, part glazed stable door allowing access to the garden and further door to:

Dining Room

14'8 x 12'3 (4.47m x 3.73m)

Being triple aspect with windows to the side and rear and glazed double doors allowing access to the garden, wood effect laminate flooring, radiator and door to:

Shower Room

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, large walk-in shower with fitted screen, stainless steel heated towel rail and obscured glazed window to the side elevation.

Study

12'4 x 8'1 (3.76m x 2.46m)

With window to the front elevation, wood effect laminate flooring and radiator.

Living Room

16'7 x 14'11 (5.05m x 4.55m)

Being double aspect with windows to the front and side elevations, exposed brick feature fireplace with log burning stove, stairs rising to the first floor, radiator and glazed double doors opening though to:

Conservatory

12'3 x 11'1 (3.73m x 3.38m)

Being fully double glazed with a range of windows to the side and rear elevations, glazed double doors allowing access to the garden, stone tiled flooring and radiator.

First Floor

Landing

With stairs rising from the living room, two windows to the rear elevation, fitted shelved airing cupboard housing pressurised hot water tank, range of fitted storage, access to loft space, radiator and doors to:

Master Bedroom

12'3 x 11'4 (3.73m x 3.45m)

Being double aspect with windows to the side and rear elevations, radiator and doorway to:

En-Suite Shower Room

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, corner shower cubicle with sliding doors, part tiled walls, stainless steel heated towel rail and window to the side elevation.

Bedroom 2

14'11 x 9'10 (4.55m x 3.00m)

With window to the front elevation, fitted double wardrobe, wood effect laminate flooring and radiator.

Bedroom 3

12'3 x 8'3 (3.73m x 2.51m)

With window to the front elevation, radiator and doorway to:

En-Suite Cloakroom

Fitted with a white suite comprising low level W.C and pedestal wash-hand basin with tiled splash-back, wood effect laminate flooring.

Bedroom 4

12'5 x 9'9 (3.78m x 2.97m)

With window to the front elevation, wood effect laminate flooring and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, corner shower cubicle, panelled bath with and held shower attachment, part tiled walls, stainless steel

heated towel rail, recessed ceiling spotlights and window to the rear elevation.

Outside

Gardens

The generous gardens and grounds are a real feature of 'Vega' and are thought measure to approximately 2.12 acres (tbv). The property sits back from the road with being accessed via double five bar gates leading to a sweeping driveway providing extensive off-road parking and turning space. To the rear of the property is brick paved patio area offering space for outside dining and entertaining.

The property sits centrally within the plot being surrounded by delightful 'park like' gardens and ground being interspersed with a selection of mature tress and shrubs.

Detached Workshop

22'3 x 11'2 (6.78m x 3.40m)

With double doors and window to the front elevation, further window to the side, fitted work bench, light and power connected. Attached to the workshop is a log store and further garden store.

Agent Note

Please note our clients would be looking to place an overage clause on the side garden for future residential development – full details to be confirmed by our clients solicitor.

Council Tax Band: E (Tunbridge Wells)

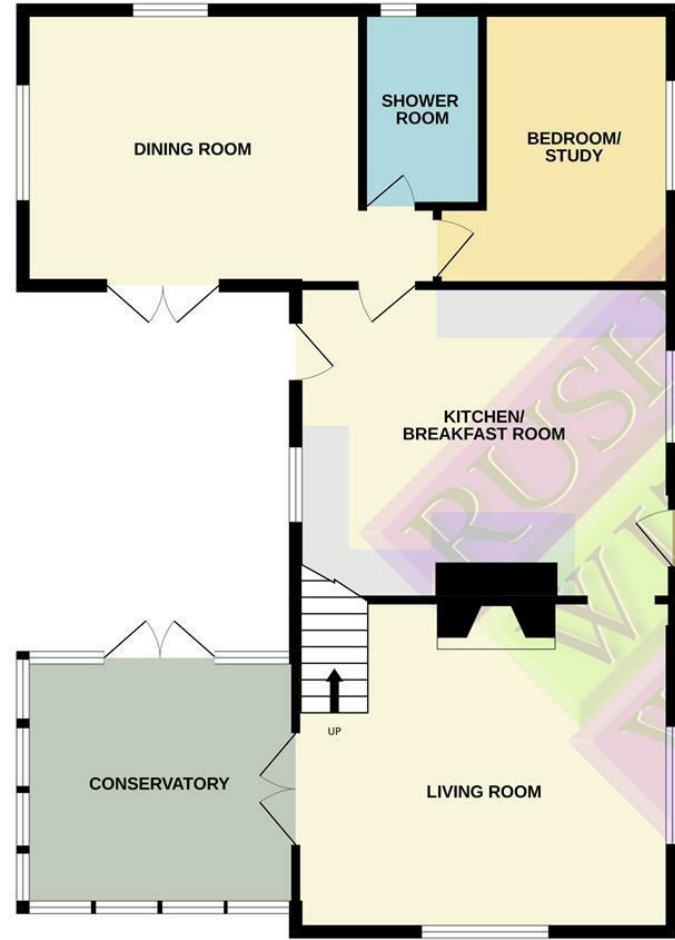
Please note the property is on private drainage.

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



GROUND FLOOR



1ST FLOOR

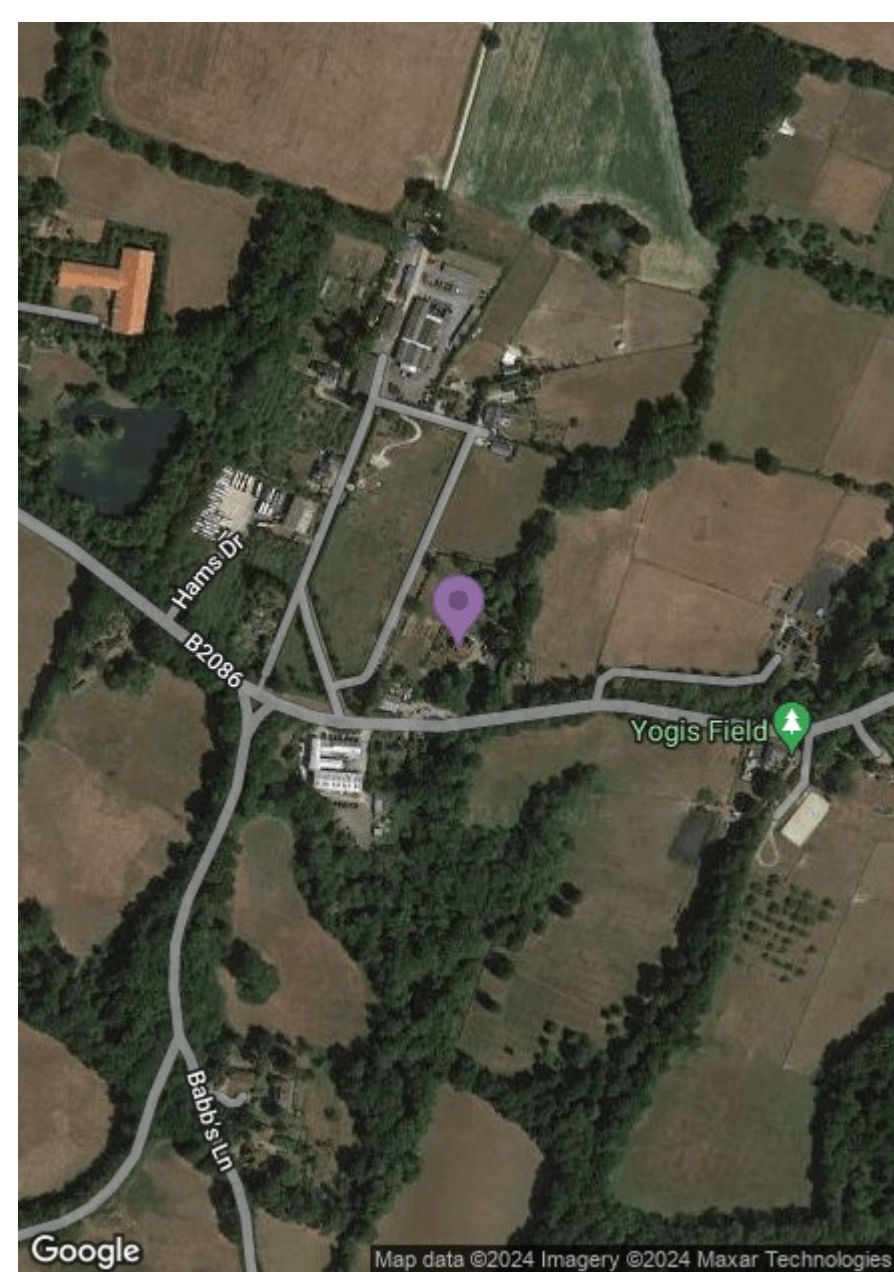


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	62	92-100 A	93
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1745sq.ft. (162.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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