

**RUSH
WITT &
WILSON**



**8 Vere Meadows, Benenden, Kent TN17 4EX
Offers In Excess Of £750,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this attractive detached family home forming part of a modern development in the highly sought after village of Benenden.

The accommodation is arranged over two floors comprising of a generous entrance hallway, cloakroom, living room with log burning stove, a stunning kitchen/dining/family room with two sets of bi-fold doors through to the garden and adjoining snug/study on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property offers a driveway parking to the front for two cars and generous rear gardens. Further benefits include the remainder of a 10 year NHBC building warranty and gas fired central heating. Cranbrook School Catchment.

An internal inspection of this impressive home is highly recommended, to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, oak flooring with under flooring heating, archway through to the kitchen/dining/family room and oak doors to:

Cloakroom

Fitted with a modern white suite comprising low level W.C with concealed cistern, white gloss vanity unit with inset wash-hand basin and fitted cupboard beneath, tiled flooring with under floor heating, part tiled walls and obscured glazed window to the front elevation.

Living Room

19'5 x 11'6 max (5.92m x 3.51m max)

Being triple aspect with windows to the front and side elevations, glazed bi-fold doors to the rear allowing access through to the garden, feature fireplace with inset log burning stove and oak flooring with under flooring heating.

Kitchen/Dining/Family Room

21'0 max x 19'5 max (6.40m max x 5.92m max)

This impressive open plan space benefits from being double

aspect with window to the front and two sets of bi-fold doors to the rear allowing access through to the garden, tiled flooring with under floor heating, space for table and chairs and double folding oak doors through to snug/study.

The Kitchen area is extensively fitted with a range of blue shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing quartz stone work surface with tiled splash-backs and inset 1.5 bowl stainless steel sink unit, inset AEG electric hob with extractor canopy above, upright unit housing integrated AEG double oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine and recessed ceiling spot lights.

Snug/Study

10'4 x 8'7 (3.15m x 2.62m)

Currently used as a utility room with window to the front elevation, oak flooring with under flooring heating and fitted cupboard wall mounted gas fired boiler.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, window to the rear elevation, access to loft space, fitted airing cupboard housing pressurised hot water tank and oak doors to:

Bedroom 1

15'0 x 11'6 (4.57m x 3.51m)

Being double aspect with windows to the front and side elevations, two fitted double wardrobes, radiator and oak door to:

En-Suite Shower Room

Fitted with a modern white suite comprising low level W.C with concealed cistern, white gloss vanity unit with inset 'his and hers' wash-hand basin and range of fitted cupboards, large walk in shower cubicle with sliding door, tiled flooring, part tiled walls, stainless steel heated towel rail and obscured glazed window to the side elevation.

Bedroom 2

18'6 x 8'10 (5.64m x 2.69m)

Being double aspect with windows to the front and Velux style window to the side side elevations, fitted double wardrobe and radiator.

Bedroom 3

16'11 x 10'2 (5.16m x 3.10m)

Being double aspect with windows to the rear and side elevations, two radiator and wooden flooring.

Family Bathroom

Fitted with a modern white suite comprising of a panelled bath with shower above and fitted screen, vanity unit with inset wash-hand basin, low level W.C with concealed cistern and range of fitted cupboards, tiled flooring, part tiled walls, stainless steel heated towel rail and obscured glazed window to the front elevation.

Outside

Garden

The property occupies a delightful setting being located towards the end of the cul-de-sac next to an attractive wildlife pond. To the front a block paved driveway provides off road parking for to cars with a small area of lawn and pathway proceeding the front door/side access gate.

The rear garden offers a paved patio area running the width of the property offering a perfect space for outside dining/entertaining which leads to a generous area of lawn.

Agent Note

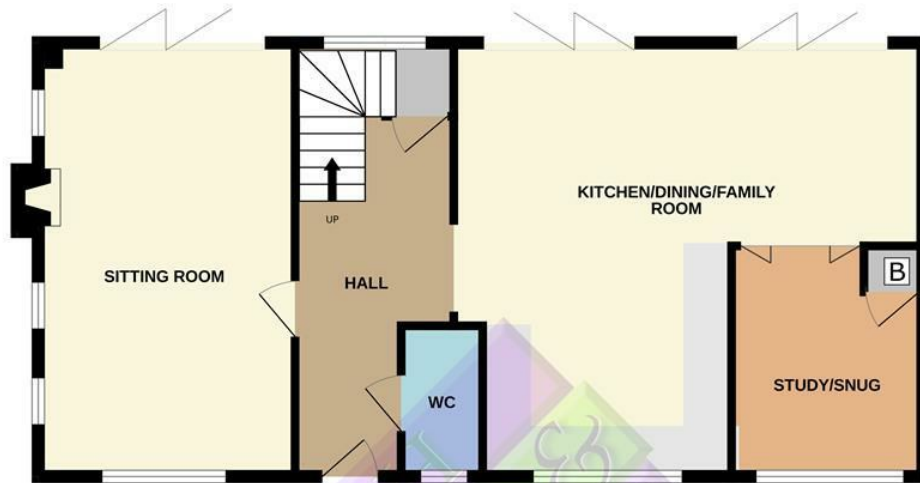
Council Tax Band: F

Please note there is annual maintenance charge (1st June 2024 - 31st May 2025) of circa £356.22 which covers the upkeep of all the communal areas.

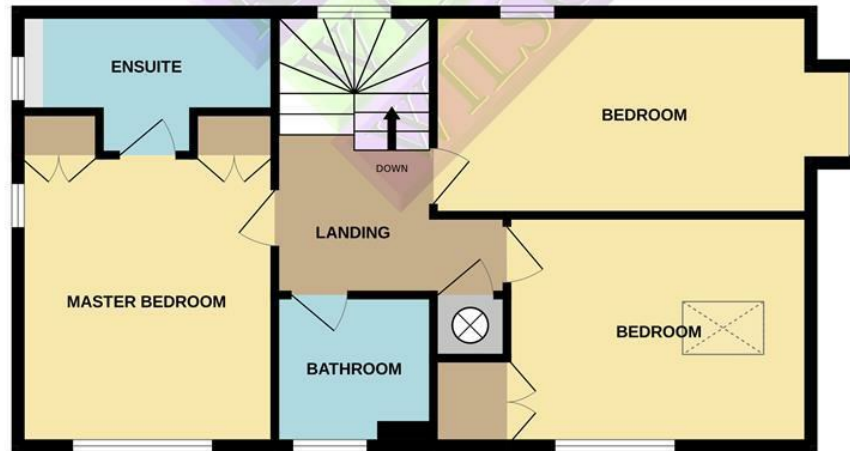
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned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



TOTAL FLOOR AREA : 1484sq.ft. (137.8 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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Energy Efficiency Rating	
Current	Potential
83	92

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (57-68) D
 (45-54) E
 (31-44) F
 (1-30) G
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions
 (81-91) B
 (69-80) C
 (57-68) D
 (45-54) E
 (31-44) F
 (1-30) G
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

