



Pine Cottage, Walkhurst Road, Benenden, TN17 4DR

Offers in excess of £800,000



Charming unlisted character cottage coming to the market for the first time in over 70 years, offering four bedrooms, two reception rooms, and double garage with room above presenting scope for home office or an annexe conversion, situated in the heart of the much sought-after village of Benenden and within the Cranbrook school catchment area.

The accommodation offers a spacious kitchen fitted with a selection of wall and base units and space for multiple appliances, with doorways leading to the attached double garage, and into the dining room with window overlooking the front and further doorway leading to a bright double aspect sitting room with striking parquet floor, feature fireplace, glazed French doors out to garden and a further doorway leading to a reception room offering great flexibility with scope to be a fourth bedroom.

From the hall, stairs lead up to the first floor and on to three double bedrooms and the family bathroom with suite comprising of a bath, separate walk-in shower cubicle and hand basin with vanity storage beneath.

Externally, the well-established garden is mainly laid to lawn with shrub borders and a timber shed/summer house and wraps to the side of the property offering a secluded patio area with French doors into the sitting room.

The property boasts a generous driveway with ample parking space for several vehicles, leading to the double garage, which offers flexible use including a possible home office or annexe potential with a large room above, conversion subject to the usual permissions.

The picturesque village of Benenden enjoys good local facilities including a general store with post office, church, award winning public house and an abundance of countryside walks; further amenities may be found in either nearby Cranbrook (about 2 miles) or Tenterden (about 6 miles), with a wide range of shops, restaurants and leisure/sport facilities available.

For education, there is a good selection of both private and state schools in the area, with the property benefitting from being within the much sought after Cranbrook School catchment area.

Tenure - Freehold

Services – Mains electricity, water, drainage and gas central heating.

Broadband – Average Speed 73Mbps

Mobile Phone Coverage – Good

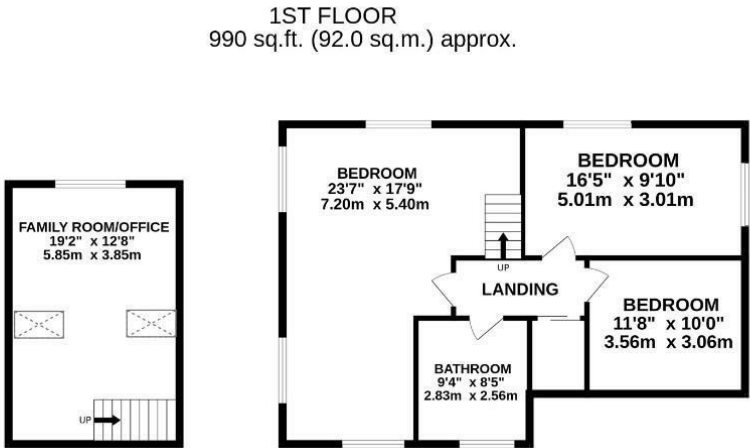
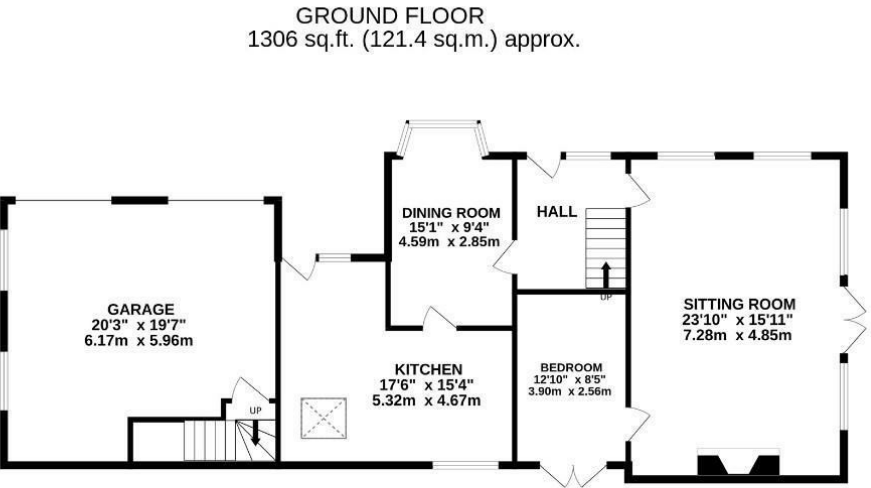
Flood Risk – Very Low





Tenure: Freehold
Council Tax Band: F

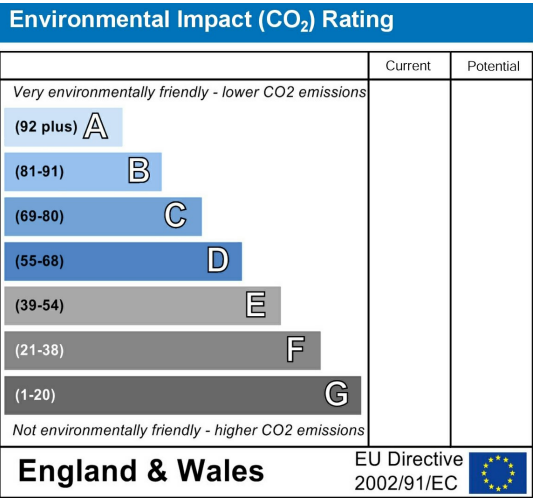
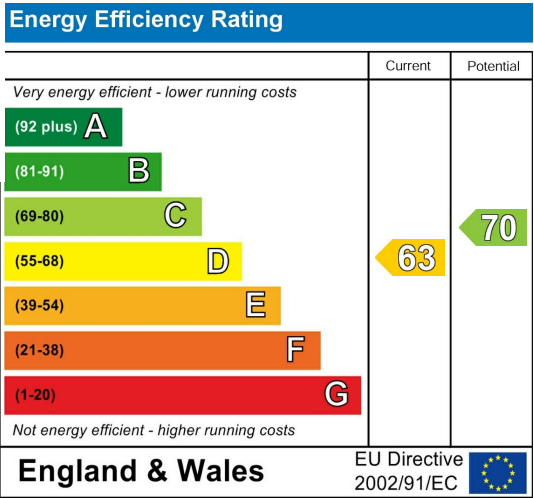
- UNLISTED DETACHED CHARACTER COTTAGE
- FOUR BEDROOMS
- DOUBLE GARAGE WITH ROOM ABOVE OFFERING SCOPE FOR ANNEXE
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO VILLAGE AMENITIES
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND F



TOTAL FLOOR AREA : 2297 sq.ft. (213.4 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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