



'Our Focus Determines Your Reality'



Woodcock Lane  
Iden Green  
Kent  
TN17 4HT



Entrance Hall \* Drawing Room \* Sitting Room \* Dining Room  
Study \* Kitchen/Breakfast/Family Room \* Utility Room \* Shower Room

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Principal Bedroom Suite \* Two Further Bedroom \* Family Bathroom

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Grounds Approximately 0.65 Acres \* Detached Studio Annexe  
Swimming Pool \* Pond \* Terrace \* Driveway Parking



## STRIKING DETACHED UNLISTED COTTAGE

Originally three cottages this delightful property is a fusion of old and new. Period features including exposed beams sit comfortably alongside a contemporary kitchen/breakfast/family room.

The accommodation consists of a stunning entrance hall opening into a dining room with inglenook fireplace with log burning stove and features open stud walls, this in turn leads to the double aspect drawing room with log burning stove and also a sitting room and shower room. Also, on the ground floor there is a further entrance leading to a study.

Stairs lead down from the entrance hall into the fully fitted, double aspect kitchen/breakfast/family room with doors to the terrace and a utility room.

On the first floor there is a principal bedroom suite comprising a double bedroom, bath/shower room and dressing room. There are two further bedrooms and a family bathroom.





Gates open onto the driveway which provides ample parking. Ornate gates in a red-brick wall open to the detached studio annexe with shower room and elevated terrace enjoying views over the garden and adjoining countryside, an ideal guest suite or could provide a revenue source as a holiday let.

The cottage sits in grounds of approximately 0.6 acres and offers a gravelled tiered terrace with a formal rose garden, and steps to a stone terrace which leads from the kitchen/breakfast/family room and wraps around the swimming pool. A mature hedge borders one side of the lawn which sweeps down from the terrace to a natural pond and sheltered rustic area ideal for attracting wildlife to the garden, the other side of the lawn is adjoined to the neighbouring orchards.





## IDEN GREEN

Iden Green boasts a gastro pub, The Woodcock Inn, tennis club and kindergarden, and has easy access to the Village of Benenden with an award-winning pub, The Bull, a large general store and post office, a hairdresser and a good butcher. More comprehensive shopping is available in nearby Tenterden, Cranbrook or Hawkhurst where there are a Waitrose and a Tesco supermarket.

## SCHOOLS AND CONNECTIONS

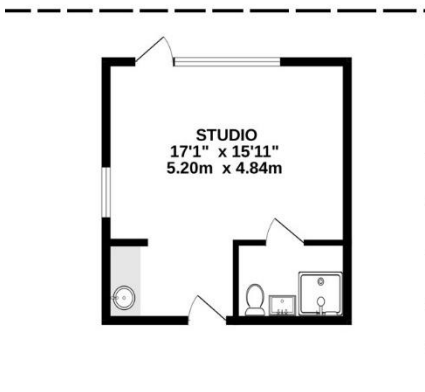
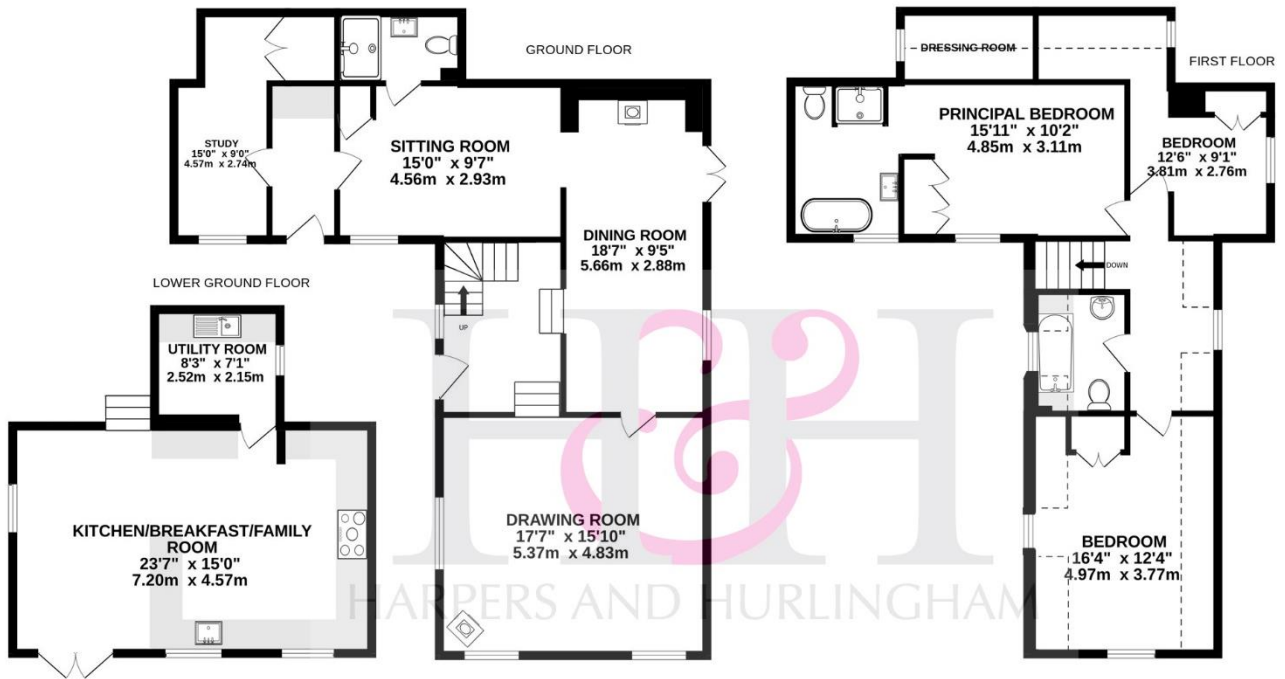
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School in the area. There are grammar schools further afield (but within Kent catchment area) in Tunbridge Wells and Ashford.

Mainline Rail Services available from Headcorn, Staplehurst and Etchingham where there is also a Bistro. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.









TOTAL APPROXIMATE INTERNAL FLOOR AREA, HOUSE 2,027.9SQ.FT. (188.4SQ.M.), STUDIO 271.2SQ.FT. (25.2SQ.M.)  
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 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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## SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: E

Tunbridge Wells Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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