



'Our Focus Determines Your Reality'



Goddards Green Road
Benenden
Kent
TN17 4AR



Entrance Hall * Sitting Room * Dining Room * Kitchen * Utility Room
Principal Bedroom with Ensuite * Three Further Double Bedrooms
Two Family Shower Room

Two First Floor Double Bedrooms * Family Bathroom

Grounds Approximately 1.4 Acres * Three Detached Annexes
Double Garage * Off-Road Parking



FAMILY HOME IN SEMI-RURAL SETTING

Occupying a semi-rural setting, on the outskirts of the much sought after village of Benenden, this well-proportioned, light filled family home is complemented by three detached annexes, two of which are studios and one which offers two/three bedrooms (floor plan currently unavailable) all sitting in approximately 1.4 acres and enjoys views over the adjoining countryside.

The accommodation consists of an entrance hall, double aspect sitting room with doors to the garden, dining room also with doors to the garden, fitted kitchen and utility room on the ground floor, together with a principal bedroom with ensuite bathroom, three further double bedrooms and two family shower rooms.

On the first floor there are a further two double bedrooms and a family bathroom.

Outside a driveway provides ample off-road parking and leads to a double garage with attached annex comprising a kitchen and bathroom on the ground floor and a sitting/bedroom above. A second annex is also accessible from the driveway and offers a kitchen, cloakroom and shower, and sitting/bedroom all on the ground floor. The driveway continues to the third annex which provides an open-plan sitting/dining room, kitchen, cloakroom, three double bedrooms, two of which interconnect and a family shower room. This annex has an area of garden and off-road parking.



BENENDEN

The charming green is a focal point of the sought-after village of Benenden which also benefits from an award-winning pub, a large general store and post office, a hairdresser and a good butcher. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

SCHOOLS AND CONNECTIONS

There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought-after Cranbrook School Catchment Area but is also close to the local Benenden Church of England Primary School.

Mainline Rail Services are available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst give access to the Motorways.

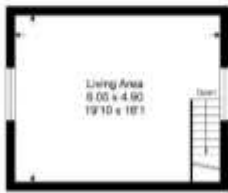


Goddards Green Road, TN17

Approximate Gross Internal Area = 216 sq m / 2323 sq ft
 Approximate Garage Internal Area = 34 sq m / 361 sq ft
 Approximate Annexes Internal Area = 84 sq m / 899 sq ft
 Approximate Total Internal Area = 334 sq m / 3583 sq ft
 (excludes restricted head height)



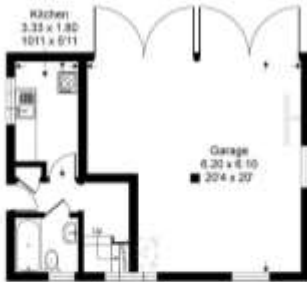
= Reduced headroom



Annexe First Floor



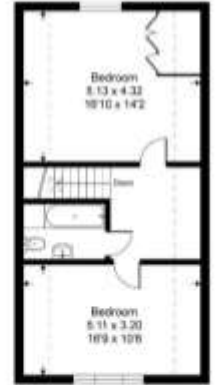
Annexe



Annexe Ground Floor



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

Mains electricity and water. LPG central heating.

Tunbridge Wells Borough Council - Council Tax Band House F
 Annex A

EPC Rating: House D
 Annex D

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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