



'Our Focus Determines Your Reality'



Iden Green Road
Iden Green
Kent
TN17 4HA



Sitting/Dining Room * Family Room/Bedroom * Kitchen
Utility Room * Family Bath and Shower Room
Cellar

Two Double Bedrooms * Further Bedroom

Garden * Terrace * Driveway Parking



QUINTESSENTIAL GRADE II LISTED COTTAGE

This quintessential Grade II Listed detached cottage seamlessly combines character with the convenience of modern living. Exhibiting many period features from the open fireplace to sash windows and exposed beams to a useable cellar, the cottage provides a comfortable family home with an attractive, enclosed garden in the sought after hamlet of Iden Green.

The accommodation consists of a sitting/dining room with open fireplace, a double aspect family room which could be used as a bathroom, a kitchen, utility room with door to outside and ground floor family bath and shower room.

There is a cellar that has been tanked and is currently being used as a study.

On the first floor there are two double bedrooms and a further single bedroom/sitting area.

Outside there is a driveway that provides off-road parking. The attractive garden to the rear is enclosed, laid to lawn with a terrace and raised flower and shrub beds, a sculpted brick path leads to steps to a lower terrace which wraps around the rear of the cottage.



IDEN GREEN

Iden Green boasts a gastro pub, The Woodcock Inn, tennis club and kindergarten, 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 982.75Q.FT. (91.39Q.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, water and drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: n/a

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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