



'Our Focus Determines Your Reality'



Standen Street  
Iden Green  
Kent  
TN17 4LB



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

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Two Double Bedrooms \* Further Bedroom

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Garden \* Terrace \* Driveway Parking



## CHARMING, UNIQUE, CONVERTED CHAPEL

Occupying a rural location, on a country lane, on the outskirts of the popular hamlet of Iden Green, this charming, detached home was once the local chapel and sits in a delightful garden. In addition, the property also comes with a 3.5 acre paddock.

Extended in the 1990s, this unique property is deceptively spacious and full of character, the accommodation consists of an entrance hall with the synonymous radius door, a triple aspect sitting/dining room with radius windows and French doors opening to the garden, and a fireplace with log burning stove, the double aspect study is lined with bookshelves, the triple aspect kitchen/breakfast room features a brick-built kitchen carcass with brick floor, exposed beams, pillars and doors with shutters opening to the garden, a utility room, shower room and cloakroom on the ground floor.

A staircase leads to the first floor principal bedroom with vaulted ceiling and feature radius window, the Jack 'n' Jill family bath and shower room and a further double bedroom which can also be accessed via a second staircase along with a further bedroom.

Outside, a drive leads to the tandem garage/garden store and provides off road parking. The delightful garden is laid predominantly to lawn with well-established flower and shrub beds, mature hedging, a variety of pergolas and arbours, a summer house and greenhouse, paths and terracing.



## 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.

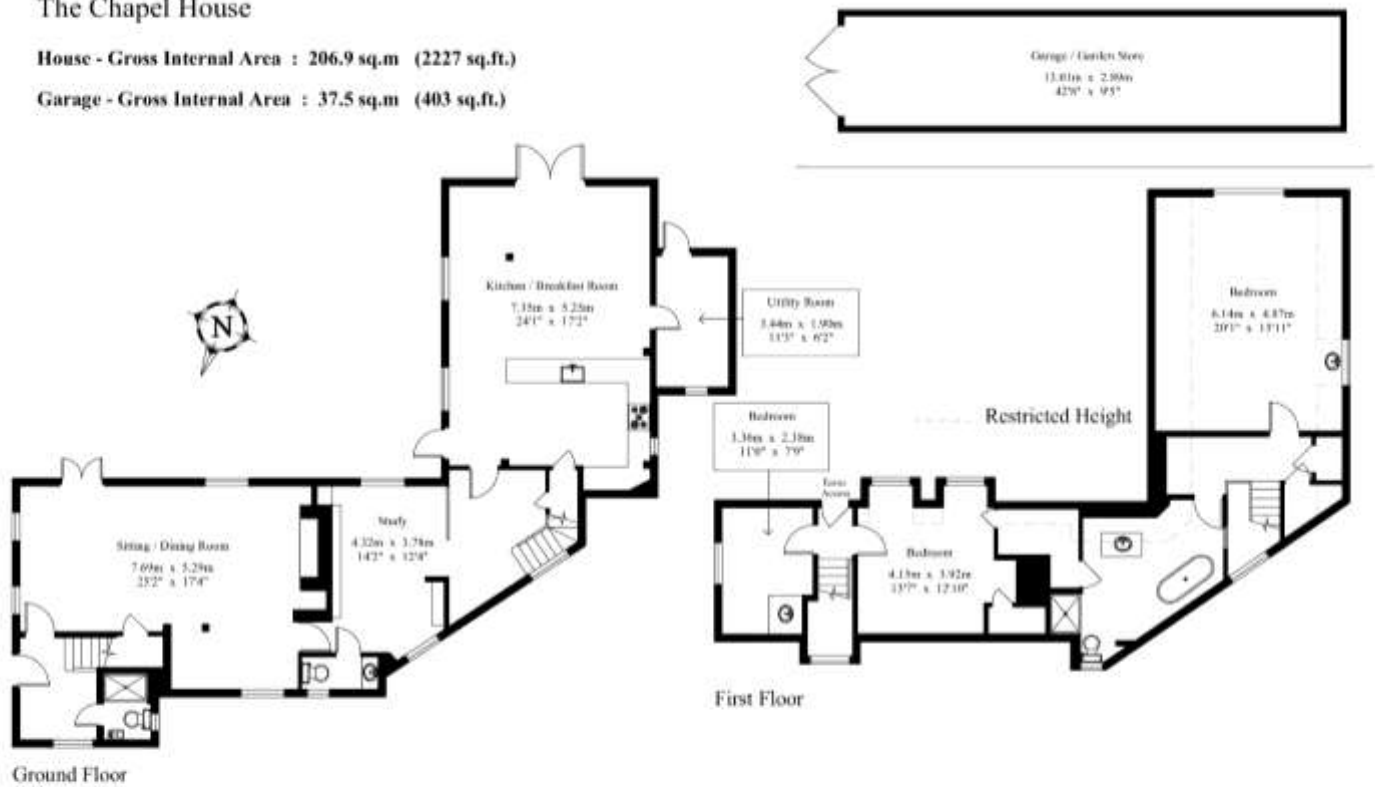
Mainline Rail Services available from Headcorn, Staplehurst and Etchingham where there is also a Bistro. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.



# The Chapel House

House - Gross Internal Area : 206.9 sq.m (2227 sq.ft.)

Garage - Gross Internal Area : 37.5 sq.m (403 sq.ft.)



## SERVICES

Mains electricity and water. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: G

A Wayleave Consent dated 30 April 1956 in favour of the South Eastern Electricity Board relates to the laying and maintenance of overhead electric lines.

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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