



'Our Focus Determines Your Reality'



The Street
Benenden
Kent
TN17 4DJ



Entrance Hall * Sitting Room * Dining Room
Garden Room with Study Area * Kitchen * Utility Room
Ground Floor Shower Room

Principal Bedroom * Four Further Bedrooms
Family Shower Room * Family Bathroom

Grounds Approximately 0.25 Acres
Double Garage with Storage Above * Off-Road Parking



STRIKING FAMILY HOME IN SEMI-RURAL SETTING

Believed to date from the 18th century with later additions, this striking family home occupies a prominent position in the village of Benenden overlooking the green. This well-proportioned property exhibits character features combined with a contemporary extension providing a garden room which creates, together with covered areas of terracing, a stunning outside entertaining space.

The accommodation consists of an entrance hall, triple aspect sitting room with brick fireplace and multi-fuel burning stove, dining room with bay window, fireplace and log burning stove, double aspect garden room and study area with tri-fold doors and roof lantern, fitted kitchen, utility room and shower room on the ground floor.

On the first floor there is a principal bedroom with built-in storage, three further bedrooms, and a family shower room and family bathroom. A staircase leads to a second-floor bedroom.

Outside a picket fence and hedge border the lawn to the front which abuts the driveway leading to the double garage, a covered walkway leads from the garage to the house. The garden to the rear is laid to lawn with steps down to a paved terrace.



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.





Wheelwrights House

House - Gross Internal Area : 242.9 sq.m (2614 sq.ft.)
Garage - Gross Internal Area : 27.2 sq.m (292 sq.ft.)



SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

A covenant exists relating to the height of the hedge, fence or any other structure erected between the front of the house and the Green. Easements also exist relating to drainage and cables.

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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