



‘Our Focus Determines Your Reality’

Rolvenden Road Benenden Kent TN17 4BU



NEARING COMPLETION, BARN CONVERSION

Nearing completion, this charming barn conversion provides the comfort of modern living including underfloor heating and enjoys a convenient location on the outskirts of the popular village of Benenden. Enjoying far-reaching countryside views the barn sits in its own gardens.

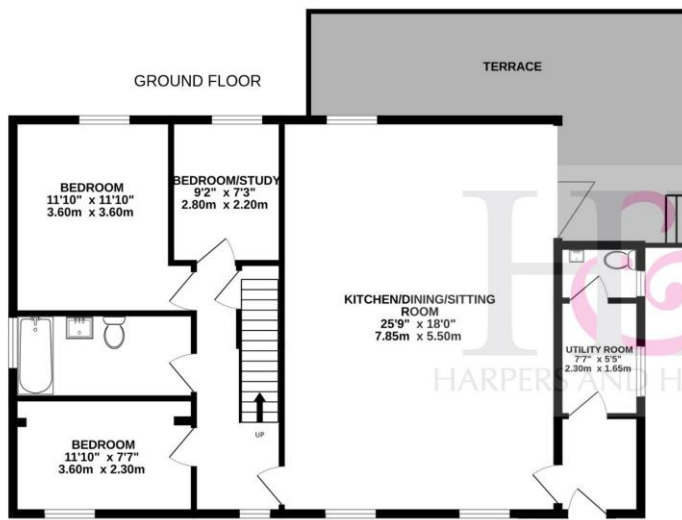
The accommodation consists of a triple aspect open-plan kitchen/dining/sitting room with bi-fold doors out to the elevated terrace, utility room, cloakroom and boot room with the ground floor completed by three bedrooms, together with a bathroom.

On the first floor there is a principal bedroom suite comprising a double bedroom, dressing room and ensuite shower room.

Outside a drive leads passed the barn to an area of off-road parking. The enclosed garden will be laid to lawn with an elevated paved terrace from which to enjoy the far-reaching views.

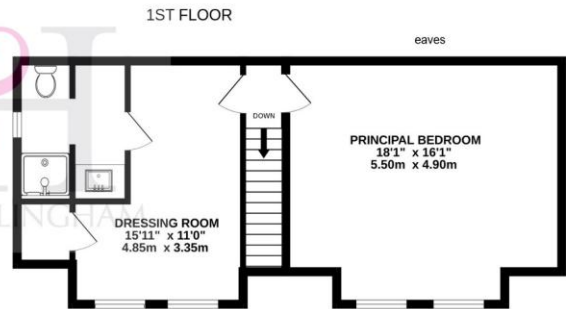
BENENDEN

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 and a hairdresser. More comprehensive shopping is available in nearby Tenterden and Cranbrook.



TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,757 SQ. FT. (163.3 SQ. M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included with 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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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. More details can be obtained by visiting the website www.kent.gov.uk.

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.

SERVICES

Mains electricity and water to the property.

Tunbridge Wells Borough Council - Council Tax Band tbc

EPC Rating: tbc

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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