



Lambert & Foster



5 FUGGLES COURT

BENENDEN | KENT | TN17 4EF

Occupying a 'tucked away' corner cul-de-sac location, set off the idyllic village green within this much favoured village, an end of mews style house providing well proportioned two double bedroom accommodation including an L-shaped conservatory, overlooking the rear garden together with an integral garage and private parking. No onward chain. Cranbrook School catchment area.

Guide Price £425,000

FREEHOLD





5 FUGGLES COURT

BENENDEN, KENT, TN17 4EF

5 Fuggles Court is a modern, end of mews style house, circa late 1990s. The accommodation is arranged over two floors with features including the open plan sitting room/dining room with open fire and pleasant outlook out through the conservatory to the west facing rear garden. The kitchen has fitted units and worktops including four burner gas hob, New World electric oven and grill under, filter hood over, space and plumbing for washing machine, pleasant aspect to rear overlooking the rear garden. The L-shaped conservatory with dwarf brick wall, is fitted with UPVC windows and panels, power, light and sliding door providing access out into the garden.

Arranged over the first floor part galleried landing is access to two double bedrooms, including a main bedroom enjoying outlook to rear with treetop views and an en suite shower room. Bedroom two is served by the family bathroom.

Outside, a block paved drive leads up to an integral single garage fitted with electric up and over door. At the entrance of the cul-de-sac is an additional designated parking space for No.5. A wooden side gate provides access to the rear garden a fine feature 'landscaped', approximately 44' x 42' part terraced, with block paved steps and pathway, shaped lawn with central flowering cherry tree, well-stocked flower beds, borders and a raised brick circular ornamental pond. A wooden gate provides access to a communal service pathway leading down to the high street.



- Total floor area approximately 1,448 sq ft (135 sq m) – No onward chain
- Entrance hall, cloakroom
- Open plan sitting/dining room with open fire
- Study area
- Fitted kitchen

- Conservatory
- First floor part galleried landing
- Two double bedrooms including main bedroom with en suite shower room
- Family bathroom
- Integral garage and designated parking space

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: questions.secures.bubbles

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas fired central heating

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** C (70)

Agents Note: The residents of Fuggles Court are directors of the Fuggles Court Management Company, set up to run and maintain the communal areas including insurance of the private roadway and maintenance of the sewage pump to the main system. As at 2025/2026 a charge per property of £200 per annum is made.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Fuggles Court, Benenden, Cranbrook, TN17

Approximate Area = 1448 sq ft / 135 sq m (includes garage)
 Limited Use Area(s) = 5 sq ft / 1 sq m
 Total = 1453 sq ft / 136 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lambert and Foster Ltd. REF: 727622

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