Warner Gray
Woodfield
New Pond Road, Benenden, Cranbrook, Kent TN17 4EL

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Guide Price : £849,950

Well presented detached four bedroom / two bathroom family home with good size garden, generous parking and garaging, close to the pretty village of Benenden and within the Cranbrook School catchment.

Coming to the market with no onward chain, Woodfield is a thoughtfully updated and extended detached family home in a particularly convenient setting, just 0.3 miles from the popular village of Benenden.

Offering four bedrooms and two bathrooms, the house combines well proportioned accommodation with the kind of practical features that make everyday family life easy. At its heart is a wonderful open plan kitchen, dining and family room, complete with underfloor heating and bi-fold doors opening onto the rear terrace and private garden beyond.

There is generous parking, including space for a motorhome, together with a separate garage and outbuilding, both with power and light.

The enclosed garden provides a private and secure space for children to play, while the property also benefits from falling in the sought-after Cranbrook School catchment area (CSCA).

Woodfield offers a wonderful balance of semi-rural village life, generous family friendly space and the everyday practicality needed for modern living.

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Situation:

Woodfield is situated on the outskirts of the sought-after village of Benenden, which offers a strong sense of community and a range of everyday amenities including a village shop with Post Office, public house, hairdresser and primary school.

More extensive shopping, leisure and recreational facilities can be found in the nearby towns of Cranbrook (3.5 miles) and Tenterden (5.5 miles). The area is particularly well served by a choice of excellent state and independent schools for children of all ages. Woodfield falls within the Cranbrook School catchment, with other nearby options including Benenden School, Dulwich Preparatory School and Saint Ronan's. Further grammar and state schools can also be found in Tunbridge Wells and Maidstone.

Mainline services to London are available from Staplehurst, approximately 7.3 miles away, as well as from Headcorn. Ashford.

The accommodation is well suited to family life, offering a flexible arrangement of reception rooms and four bedrooms, complemented by a particularly attractive open-plan kitchen, dining and family space.

A covered porch leads into the welcoming entrance hall, from which the principal rooms flow naturally. The dual-aspect sitting room with wood burning stove is a generous and light filled space, with windows to two elevations and French doors opening directly into the dining area of the open plan kitchen and family room. This creates a lovely connection between the more formal sitting room and the sociable heart of the house, while allowing the rooms to be used independently when preferred.

A study / snug on the other side of the hall provides a quieter and versatile space for home working, reading or relaxing.

At the rear of the house, the impressive open plan kitchen, dining and family room provides a wonderful focal point and is very much designed around modern family living. The kitchen is well equipped with a range of fitted units and integrated appliances, while the generous dining and family areas provide plenty of space for relaxed everyday living and entertaining. A roof lantern draws natural light deep into the room, complemented by a run of bi-fold doors across the rear elevation which can be opened wide in warmer months, creating a seamless connection with the terrace and garden beyond.

A separate good size utility room, with its own door to the garden, provides valuable practical space for white goods, coats and boots, helping to keep the main living areas uncluttered. A ground floor cloakroom completes the accommodation.

Upstairs, there are four well proportioned bedrooms, each enjoying pleasant views over the garden or surrounding countryside. The principal bedroom is particularly appealing, with its own contemporary en-suite shower room and private balcony overlooking the garden. This is a wonderful spot to start the day with a morning coffee while enjoying the outlook.

The remaining bedrooms are served by a beautifully appointed family bathroom with a roll-top bath and separate shower. Both bathrooms benefit from underfloor heating.

Outside

Set back from the road behind mature hedging, Woodfield is approached via a pebbled driveway providing generous off-road parking, turning space, two electric car charging points and access to the single garage. Although there is a lawned area to the front, the gardens lie predominantly to the rear of the house and offer a lovely degree of privacy.

A generous paved terrace immediately behind the house provides an excellent space for outdoor dining and relaxing. Steps lead down to a level lawn bordered by mature shrubs and enclosed by close board fencing, creating a secure and family friendly garden with plenty of space for children to play. There is also a useful outbuilding with power and light, currently offering valuable storage but with the potential to provide a dedicated home office, gym or additional workspace if desired.

Services : Mains: water, electricity and gas. Private drainage. EPC Rating: D

Local Authority: Tunbridge Wells Borough Council. Council Tax Band: F.

Location Finder what3words: ///salt.puddings.opposites

SMEG

Ground Floor
Approx. 97.9 sq. metres (1053.6 sq. feet)
(excluding Terrace)

Outbuilding
Approx. 13.3 sq. metres (143.5 sq. feet)

First Floor
Approx. 65.1 sq. metres (701.2 sq. feet)
(excluding Balcony)

Garage
Approx. 17.0 sq. metres (182.8 sq. feet)

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Total area: approx. 193.3 sq. metres (2081.1 sq. feet)