



'Our Focus Determines Your Reality'



Golford Road
Benenden
Kent
TN17 4AH



Entrance Lobby * Sitting Room * Study * Kitchen/Dining/Family Room
Boot Room with Utility Cupboard * Cloakroom

Principal Bedroom with Ensuite * Two Double Bedrooms
Further Good Size Bedroom * Family Shower Room

Grounds just under 0.25 Acres * Elevated Terrace * Summerhouse
Off Road Parking for Several Cars



ATTRACTIVE TUCKED AWAY FAMILY HOME

Recently renovated and extended this attractive family home occupies a tucked away location, backing onto Hemsted Forest, on the outskirts of Benenden. Completed to a high standard and presented in immaculate order throughout the property sits in attractive grounds of just under 0.25 acres with a summerhouse and garden store. An elevated terrace and Juliette balcony enjoy views over the adjoining countryside.

The accommodation consists of an entrance lobby, a double aspect sitting room with fireplace and log burning stove, a spacious quadruple aspect kitchen/dining/family room with tri-fold doors opening to an elevated terrace, a study, cloakroom and boot room with utility cupboard and door to outside.

On the first floor there is a principal bedroom with Juliette balcony providing views across the garden and field behind, and an ensuite bath/shower room, two double bedrooms, each with built-in storage, a further good size bedroom and a family shower room.

Outside the sculpted gravel driveway provides off road parking for several cars and adjoins an area of lawn, flower and shrub beds and mature hedging. A gate leads through to the garden to the rear which is laid predominantly to lawn bordered with mature trees and hedging. The elevated terrace is ideal for outside entertaining whilst a stepping stone path leads to the Summerhouse and garden store at the end of the garden.



BENENDEN

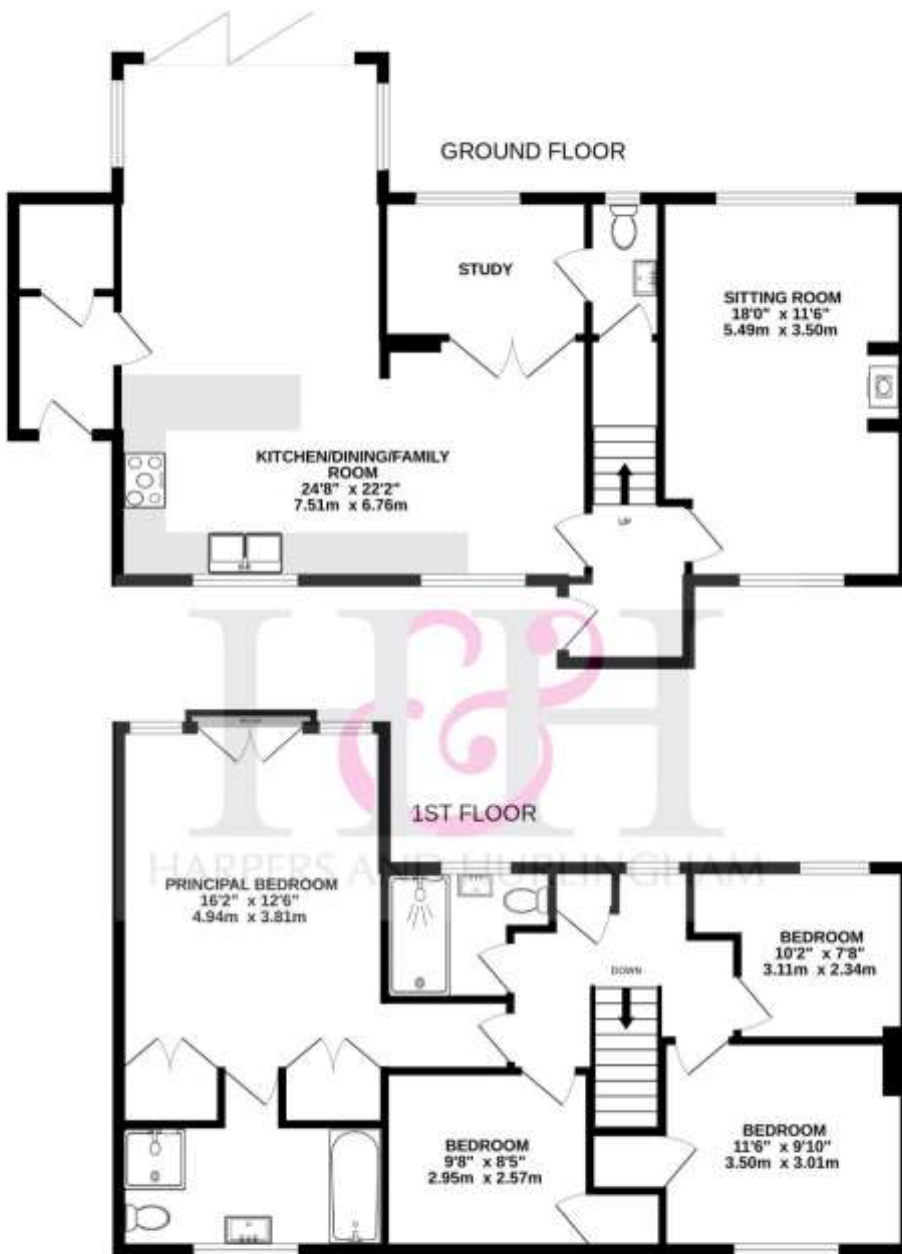
The charming green is a focal point of the sought-after village of Benenden which also benefits from an award-winning pub, a large general store and post office and a hairdresser. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

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.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,541.4SQ.FT. (143.2SQ.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 in 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.
 Made with Metropix ©2026

SERVICES

Mains electricity and water. Oil fired central heating. Shared Klargester Sewage Treatment Plant located in the field to the rear.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com