

**RUSH  
WITT &  
WILSON**



**Beacon House Rolvenden Road, Benenden, Cranbrook, Kent TN17 4BU  
Offers In The Region Of £1,250,000 Freehold**

**Rush Witt & Wilson are pleased to offer this substantial detached family home sitting in gardens of just over an acre (tbv) located on the outskirts of the highly sought after village of Benenden.**

**The well-presented accommodation is arranged over two floors comprising a generous entrance hallway with adjoining study area, stunning 28'9 x 13'9 kitchen/dining/family room, snug, dining room, utility room and cloakroom on the ground floor. On the first floor are four double bedrooms, the main with an ensuite shower room and the family bathroom.**

**Outside the property offers a gated driveway providing off road parking for a number of cars, large patio area with heated swimming pool, a detached pool house and good sized gardens. Cranbrook School Catchment.**

**For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



### **Entrance Hallway/Study Area (L Shaped Room)**

20' max x 13'9 max (6.10m max x 4.19m max)

Oak framed panelled entrance door and window to the side elevation, oak flooring, wall mounted vertical graphite radiator, Velux style roof lights, exposed brick feature fireplace with fitted low level bench to one side, range of full height fitted storage/coat cupboards, wooden flooring, study area with light grey wood effect laminate flooring, window to the side elevation, part glazed doors opening to:

### **Utility Room**

7'5 x 7'5 (2.26m x 2.26m)

Double aspect with windows to the side and rear elevations, fitted with a range of white shaker style cupboard base units with complimenting wood block effect work top surfaces, inset ceramic unit, space and plumbing for washing machine, space for tumble dryer, cupboard housing wall mounted gas fired boiler and pressurised hot water tank, wooden flooring, Velux style roof lights.

### **Inner Hallway**

Part decorative glazed door to the front elevation, oak stairs rising to the first floor, wooden flooring, part glazed doors leading to:

### **Cloakroom/WC**

Fitted with a modern suite comprising low level wc, floor standing wooden vanity unit with countertop wash hand basin above and fitted cupboard beneath, stainless steel heated towel rail, wooden flooring, obscure glazed window to the side elevation.

### **Dining Room**

11'5 x 11'11 (3.48m x 3.63m)

Bay window to the front elevation, wood effect laminate flooring, radiator, attractive feature fireplace with granite hearth and wooden surround, range of low level fitted storage cupboards with display shelving above.

### **Snug**

17'2 x 9'11 (5.23m x 3.02m)

Being double aspect with bay window to the front and further window to the side elevation, integral log burner, radiator.

### **Kitchen/Dining/Family Room**

28'9 x 13'9 (8.76m x 4.19m)

Impressive double aspect open plan space with a range of windows to the rear and side elevations, glazed double doors allowing access onto the garden, two fitted radiators, space for table and chairs, the kitchen area is extensively fitted with a range of grey shaker style cupboard and drawer base units with glazed wall mounted cupboards, complimenting white quartz worktop surfaces with matching splashback, inset one and a half bowl ceramic sink unit, space for range style cooker with quartz splashback and extractor canopy above, integral Bosh dishwasher, space for American style fridge/freezer, fitted double larder cupboard, fitted wine rack, fitted breakfast bar, wooden flooring.

### **First Floor**

#### **Landing**

Window to the front elevation, access to loft space, doors off to the following:

#### **Master Bedroom**

13'10 x 11'1 (4.22m x 3.38m)

Window to the rear elevation enjoying a pleasant outlook over the rear garden, range of built in wardrobes, radiator, door through to:

#### **En-Suite Shower Room**

Fitted with a contemporary style suite comprising low level wc, rock stone countertop wash hand basin with shelved storage beneath, large walk in shower cubicle with fitted glass screen, tiled flooring with underfloor heating, fully tiled walls, wall mounted light up mirror, stainless steel heated towel rail, obscure glazed window to the rear elevation.

#### **Bedroom Two**

13'5 x 10'11 (4.09m x 3.33m)

Double aspect with windows to the front and and side elevations, radiator.

#### **Bedroom Three**

13'8 x 10' (4.17m x 3.05m)

Double aspect with windows to the side and rear elevations, vaulted ceilings, range of Velux style roof lights, radiator.

#### **Bedroom Four**

11'5 x 9'10 (3.48m x 3.00m)

Window to the front elevation, radiator.

#### **Bathroom**

Fitted with a white suite comprising low level wc, fitted vanity unit with tiled countertop and inset wash hand basin with fitted storage beneath, wooden panel enclosed bath with mixer tap and hand held shower attachment, fitted double storage cupboard, wooden flooring, part half panelled walls, radiator, obscure glazed window to the side elevation.

#### **Outside**

#### **Gardens**

Double gates open to an extensive gravelled driveway providing off road parking for a number of vehicles, to the front boundary is a range of outbuildings providing useful storage, steps lead to a terraced vegetable garden with a range of raised sleeper beds, beyond this is a gentle area of sloping lawn being interspersed with a selection of mature trees, gated access leads through to a small paddock with a selection of fruit trees and an area of light wooded with pond, abutting the rear of the property is a generous part paved part decked terrace with a roof topped wooden gazebo offering a perfect space for outside dining and entertaining and enjoying the good sized heated swimming pool which

uses an air source heater. There is also a detached cedar clad Summer House with door to front elevation and windows to side with central log burner and flue.

#### **Pool House**

16'11 x 9'2 (5.16m x 2.79m)

Currently used as an office with full height glazed windows and patio doors to front elevation over looking the swimming pool with separate storage room, under floor heating for all year use, filtration room and changing room/shower room with walk in shower, low level w.c and wash hand basin.

#### **Agents Note**

Council Tax Band - G

Please note the property is on private drainage.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

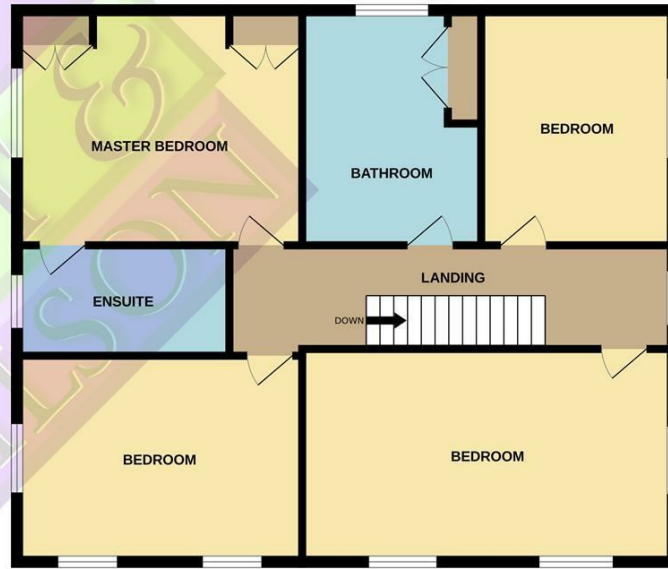
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





GROUND FLOOR

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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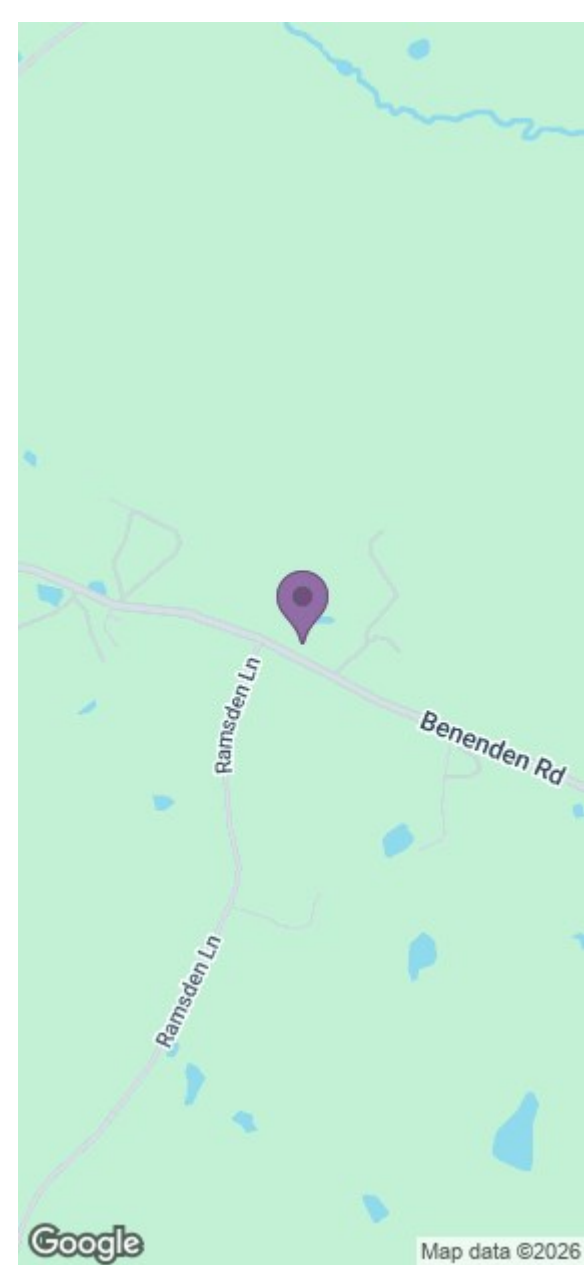


1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	81	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-18) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	68	87



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