



MULBERRY HOUSE, CRANBROOK ROAD,
BENENDEN, KENT TN17 4ET



**Lambert
& Foster**



CRANBROOK 2.5 MILES | BENENDEN 1 MILE | STAPLEHURST MLS 7.5 MILES | TENTERDEN 6 MILES

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An impressive, individual, detached 1930s family house, providing four bedroom, character accommodation, including both main and guest suites, attic playroom, two reception rooms with fireplaces and wood burning stove, a comprehensively fitted bespoke kitchen/ breakfast/ dining room with wine store, complemented by an established, south facing, rear garden total plot size approximately 0.62 of an acre, with an 'in and out' gravel drive, providing ample vehicle parking, set on the semi rural periphery of this much favoured village, all enjoying elevated, countryside views. Within the Cranbrook School catchment area.

GUIDE PRICE £1,225,000 FREEHOLD



SITUATION

Mulberry House is situated on the semi rural periphery of this much favoured Wealden village noted for the village green, period high street and Benenden Girls School. Amenities include a community general store with coffee shop, The Bull Public House, a new primary school and village hall. The neighbouring market towns of Tenterden and Cranbrook provide a comprehensive range of amenities and

professional services. The coastal town of Rye is approximately 14 miles distance. A mainline station at Staplehurst village provides fast and frequent services to London, Charing Cross. Excellent educational facilities in both the state and private sectors with the area include Dulwich School, St Ronan's, Hawkhurst Preparatory School and Cranbrook School.

DESCRIPTION

Mulberry House is a fine detached 1930s family house with a significant later addition (circa 2012) presenting predominately brick elevations with some tile hanging, set with timber framed, sealed unit double glazed casement and dormer windows, beneath a pitched and half hipped tiled roof with tall chimneys. The well presented and proportioned, character accommodation, is arranged over two floors with features including good ceiling heights, square rooms, exposed painted floorboards and the majority of rooms benefit from the southerly views out across the garden and countryside beyond. The accommodation includes a traditional entrance porch with brick floor and 1931 date stone. A heavy, timbered front door opens into the entrance hall with useful under stairs storage cupboards and a cloakroom, fitted with a classic white suite. Four panelled painted doors lead off to, the sitting room with feature open fireplace, timber surround and overmantel with tiled inlay, inset display shelving and cupboards to either side, a feature bay window overlooks the rear garden. A separate study/family room has a feature fireplace, housing a wood burning stove and French windows, opening out to the rear garden. A stunning triple aspect kitchen/breakfast/dining room is fitted with bespoke oak units and display shelving with granite worktops, inset ceramic butler style sinks and island, incorporating two seater breakfast bar. Integral appliances include five burner gas hob, twin AEG fan assisted electric ovens with filter hood over, recessed ceiling downlights, space and housing for American style fridge freezer, dishwasher and oak floorboards. A mixture of bifold doors and French windows provide access and views out to the rear garden. A fine wine store has a tiled floor and shelving. A separate utility room with stable door includes a fitted work surface with inset stainless steel sink unit, space and plumbing for a washing machine and space for a tumble drier with door to traditional walk-in larder, with tiled floor, granite shelf and further shelving.

From the entrance hall a rise of stairs leads to a split-level galleried landing with beautiful picture window to front and panelled doors leading off to four bedrooms, including a main bedroom with fitted wardrobes, pretty inset display niches with shelving, a double aspect enjoying fine views out across the garden and countryside beyond. A door to the en suite bathroom, fitted with a white suite including a tiled panel bath with integral shower over and part tiled surround. A guest bedroom also enjoys a double aspect with fine countryside views and an en suite shower room with walk-in tiled and glazed shower. A family bathroom is fitted with a modern white suite including a bath with integral shower over.

Fitted timber steps lead up to an attic playroom, set beneath eaves, formerly used as a bedroom with roofline windows, ample storage shelving and super views.



GARDENS AND GROUNDS

Mulberry House is approached via an 'in and out' gravel drive, providing ample vehicular parking. The front garden comprises lawn with established beech hedging, block paved pathway and brick retaining wall with planting including holly and hydrangeas.

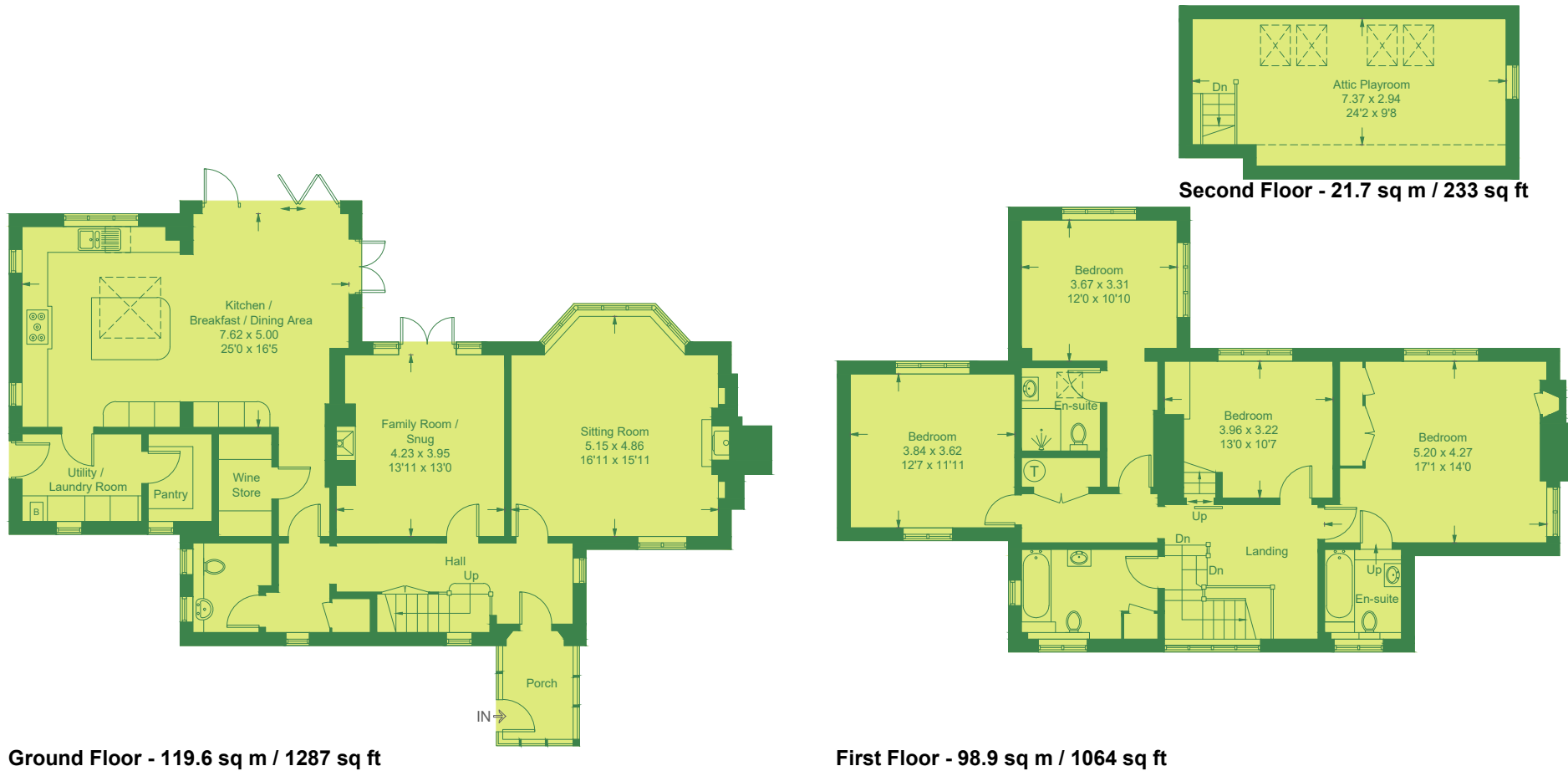
Agent's Note: Planning permission was granted by TWBC under application reference: 11/03264/HOUSE/CWI on 22nd December 2011 and has been enacted for a twin bay garage.

A wooden side gate provides access to the established south facing rear garden, the total plot extending to 0.62 of an acre laid to lawn with shrubs and trees including Mulberry and fruit trees, ornamental pond and blocked paved sun terrace with established wisteria. The whole is enclosed by established hedging overlooking fields and countryside.



FLOOR PLAN

Mulberry House, Cranbrook Road, Benenden, Cranbrook



Approximate Gross Internal Area = 240.2 sq m / 2584 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1338570)



VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888.

SERVICES: Mains electricity and water. Mains gas fired central heating. Private septic tank drainage.

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

METHOD OF SALE: For sale by Private Treaty.

WHAT3WORDS: Using the What3Words app - inspector.fooling.outnumber

LOCAL AUTHORITY: [tunbridgewells.gov](https://www.tunbridgewells.gov.uk)

COUNCIL TAX: Band G

EPC: TBC

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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Hillhurst Farm, Stone St,
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Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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