



TIMBERS

The Green, Benenden, Cranbrook, Kent



QUINTESSENTIAL VILLAGE GREEN SETTING

This wonderful detached family house offers well-proportioned accommodation, as well as delightful gardens and a detached double garage, in an idyllic sought-after village location and within the Cranbrook School Catchment Area.

			EPC
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Local Authority: Tunbridge Wells Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Cranbrook 3.5 miles. Tenterden 5 miles. Staplehurst 8 miles (London Bridge from 53 minutes). Etchingham 9.3 miles (London Bridge from 64 minutes). Tunbridge Wells 18 miles

Postcode: TN17 4DL www.what3words.com/pupils.chop.coupler



PRIME LOCATION IN A SOUGHT-AFTER WEALDEN VILLAGE

The property occupies an idyllic position on The Green in the centre of the sought-after village of Benenden, within the Cranbrook School Catchment Area and in the High Weald Area of Outstanding Natural Beauty. Benenden offers facilities for everyday needs with a community shop/café/Post Office and a well-regarded pub. Nearby Cranbrook offers a wider range of shops, supermarkets, restaurants and a bank. Further facilities can be found at the larger centres of Tenterden, Tunbridge Wells, Maidstone and Ashford. Staplehurst and Etchingham stations offer an excellent service to London in about an hour. There is an outstanding choice of state and private schools in the area, including the primary school in Benenden, and the property lies within the popular Cranbrook School Catchment Area. Other notable schools include Benenden, Dulwich Cranbrook, Bethany (Cranbrook), St Ronan's (Hawkhurst), Sutton Valence and public schools in Sevenoaks and Tonbridge.





CHARACTERFUL FAMILY ACCOMMODATION

This wonderful detached home has attractive red brick with tile hung upper elevations to the front and sides. The property was built circa 1986/87 with a wealth of character features including exposed beams and timbers and a magnificent inglenook fireplace in the principal living area.

A spacious entrance hall gives access to the well-proportioned family accommodation which flows very well. The fabulous triple aspect sitting room is open plan to the dining room which has French doors opening out to the rear terrace and gardens. The country style kitchen/breakfast room is located at the rear of the house and has a range of fitted units and integrated appliances. Off the kitchen, there is also a useful utility room off with a door to the rear. There is a further reception room to the front, currently used as a study/home office, and a ground floor shower room/w.c.

On the first floor, the principal bedroom benefits from extensive fitted wardrobes and an en suite bathroom. There are three further bedrooms as well as a family bathroom.

Outside, the house is approached via a five bar gated entrance over a driveway leading to the house, detached double garage and parking area. To the rear of the house there is a paved terrace, accessed from the dining room, ideal for alfresco dining and entertaining. The gardens surrounding the house are laid to lawn with a selection of mature trees, shrubs and plants.





Approximate Gross Internal Area =
House: 218.5 sq m / 2353 sq ft. Garage: 30.0 sq m / 322 sq ft.
TOTAL: 248.5 sq m / 2675 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.



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