



‘Our Focus Determines Your Reality’



Iden Green Road
Iden Green
Benenden
Kent
TN17 4HB



Entrance Hall * Sitting Room * Garden Room * Dining Room * Study
Kitchen * Breakfast Room * Utility Room * Boot Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Shower Room

Delightful Manicured Garden * Terrace
Garage * Off-Road Parking



CHARMING DETACHED COTTAGE

Sitting in a delightfully manicured garden this charming, detached cottage was built in the early 1980s with later additions and is now in need of some updating. Offering generous living space and a comfortable family home, the cottage occupies a convenient location in the sought-after hamlet of Iden Green. Backing onto orchards, the cottage enjoys far reaching countryside views.

The accommodation consists of an entrance hall, a double aspect sitting room opening into a garden room with exposed floorboards and a vaulted ceiling, a double aspect dining room, a study, a kitchen opening into a breakfast room, a utility room, boot room with door to outside and a cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite bathroom, three further bedrooms, one a double aspect double bedroom, and a family shower room.

Outside the cottage sits behind high hedges, with the driveway leading to a garage and providing additional off-road parking. The garden to the rear has been lovingly created with established well-stocked flower and shrub beds, mature trees, raised vegetable beds, a greenhouse and a terrace from which to appreciate the view.



IDEN GREEN

Iden Green boasts a gastro pub, The Woodcock, tennis club, 'village' green with modern children's playground and kindergarden and has easy access to the Village of Benenden with an award-winning pub, The Bull, a large general store and post office, a hairdresser and a good butcher. More comprehensive shopping is available in nearby Tenterden, Cranbrook or Hawkhurst where there are a Waitrose and a Tesco supermarket.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and Benenden Primary School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans and Dulwich School in the area. There are grammar schools further afield (but within Kent catchment area) in Tunbridge Wells and Ashford.

Mainline Rail Services available from Headcorn, Staplehurst and Etchingham where there is also a Bistro. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.

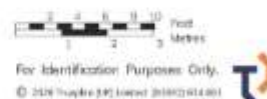




Chaucer Cottage

House - Gross Internal Area : 163.5 sq.m (1,759 sq.ft.)

Garage - Gross Internal Area : 10.1 sq.m (108 sq.ft.)



SERVICES

Mains electricity, water and drainage. LPG central heating and boiler.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: E

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