



‘Our Focus Determines Your Reality’



CHERRY at GARLAND PARK
Goddards Green Road
Benenden
Kent
TN17 4AX



PLOT 32

Entrance Hall * Sitting Room * Kitchen/Dining Room
Cloakroom

Principal Bedroom, Ensuite * Two Further Bedrooms
Family Bathroom

Enclosed Landscaped Garden * Car Barn * EV Charger
Driveway Parking

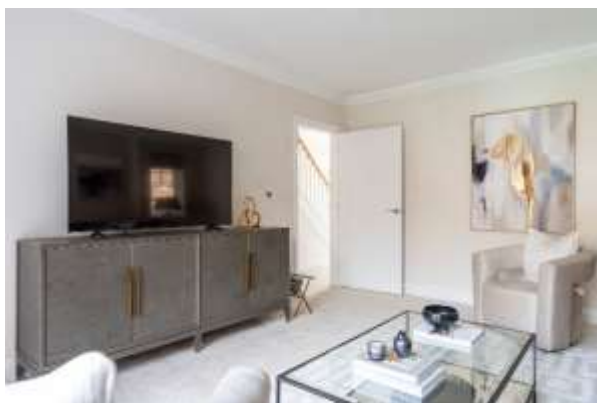


The ground floor to the Cherry comes with a kitchen/dining room to the front of the home, continuing with a spacious sitting room spanning the width of the back of the home, perfect for entertaining guests. Head out through your double-glazed French doors, leading out to your fully landscaped garden, perfect for sunny days outside barbequing.

As standard, the kitchens are supplied with fully integrated appliances including a Neff double oven, five ring induction hob, fridge freezer and dishwasher. Designed for the modern-day living. The ground floor completes with underfloor heating (supplied via air-source heat pump), a tiled WC and a storage cupboard.

On the first floor, bedrooms 2 and 3 share a family 3-piece bathroom, whilst the principal benefits from an ensuite with rainfall shower and heated towel rail. Built in wardrobes are also featured in the principal bedroom.

Own an electric car? Well, no need to worry on charging, as the Cherry comes with an EV car charging point, a car barn and driveway parking.



GARLAND PARK

Introducing Garland Park, an exclusive new development in the picturesque village of Benenden. Thoughtfully designed and crafted by Esquire Developments, each home at Garland Park reflects the timeless charm of the Kent countryside while offering contemporary comfort and quality throughout.

Garland Park provides an exceptional lifestyle surrounded by open landscapes, scenic walks, and a welcoming village community. Perfectly placed for modern living, residents can enjoy the tranquillity of the countryside while remaining well connected. Not just a place to live, Garland Park is a place to enjoy a lifestyle.

Experience the beauty of rural Kent with the comfort and craftsmanship of an Esquire home.

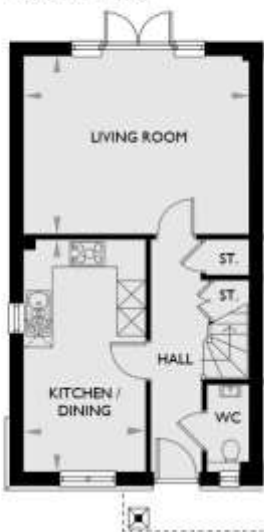
The charming green is a focal point of the sought-after village of Benenden which also benefits from an award winning pub, and general store and post office, and is also home to the renowned Benenden School - one of the UK's leading independent girls' schools.

Nearby Cranbrook and Tenterden offer boutique shopping, cafés, and restaurants, while excellent road links and train connections provide easy access to London and the Kent coast.

There are many other excellent private and state schools for children of all ages in the area including the local Primary School and the well-regarded Cranbrook School.



Ground Floor



First Floor



MM

FT

Living Room	5085 x 3980	16'8" x 13'0"
Kitchen/Dining	5185 x 2710	17'0" x 8'10"

MM

FT

Master Bedroom	3290 x 2875	10'9" x 9'5"
Bedroom 2	3270 x 2870	10'8" x 9'5"
Bedroom 3	4160 x 2085	13'8" x 6'10"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

SERVICES

Mains electricity, water and drainage.

Underfloor heating provided to downstairs, upstairs heated via radiators all powered by an air source heat pump.

EPC Rating: tba

Tunbridge Wells Borough Council - Council Tax Band tba

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

DIRECTIONS

With our Office in Cranbrook on the right, continue down Stone Street, take the turning on the right onto The Hill. Continue onto Cranbrook Road at the crossroads turn right onto Galford Road, continue on this road, as it becomes New Pond Road turn left into Goddards Green Road, continue on this road passing the hospital, Garland Park is on the right-hand side.

GARLAND PARK THE DEVELOPMENT

The Key

	THE CRESCENT COLLECTION 4 bedroom houses
	Cherry 3 bedroom house
	Cherries 3 bedroom house
	Hazel 3 bedroom house
	Dahlia 3 bedroom house
	Sycamore 4 bedroom house
	Pear 4 bedroom house
	Mulberry 4 bedroom house
	Lily 4 bedroom house
	Orchid 4 bedroom house
	Apebbloom 5 bedroom house
	Hemlock 5 bedroom house
	Alder 5 bedroom house
	Affordable Housing
	BUS STATION



* External pictures are CGI whilst properties are under construction

** Internal pictures are from existing and or previous Esquire show homes which may include client upgrades and are used for illustrative purposes only

GARLAND PARK

THE DEVELOPMENT

GODDARDS GREEN ROAD, TN17 4AX

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