



'Our Focus Determines Your Reality'



Mill Street
Iden Green
Benenden
Kent
TN17 4HB



Entrance Lobby * Drawing Room * Sitting Room
Kitchen/Dining Room * Cloakroom

Principal Bedroom with Ensuite
Two Further Double Bedrooms, One with Mezzanine Level
Family Bathroom

Mature Landscaped Garden * Terrace
Good Size Garage * Off Road Parking



STRIKING UNLISTED DETACHED PERIOD COTTAGE

Full of character, this striking unlisted period cottage is believed to date from the mid-18th century. Presented in immaculate order throughout, the cottage which has recently undergone renovations in the form of a new roof, new windows and new doors, occupies a prominent position with views over the green in the sought after hamlet of Iden Green.

The accommodation consists of a drawing room with open fireplace, sitting room with fireplace and log burning stove, double aspect kitchen/breakfast room with door to rear lobby which opens onto the terrace, and completing the ground floor, a cloakroom.

On the first floor there is a principal bedroom with built-in storage and ensuite shower room, two double bedrooms, both with built-in storage and one with a mezzanine level, and there is also a family bathroom.

Outside the driveway leads to the garage and provides additional off-road parking. A gate leads to the enclosed garden which is laid to lawn with an elevated paved terrace and boarded with mature, well stocked flower and shrub beds.

Conveniently located for access to the Cranbrook School, Benenden Primary School and the local amenities at both Cranbrook and Hawkhurst.



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

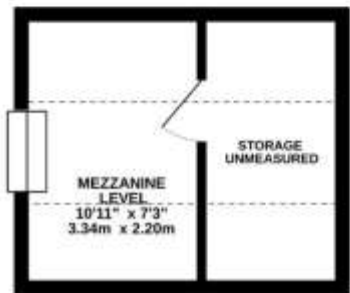
In addition to Cranbrook School and Benenden Primary School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans and Dulwich School in the area. There are grammar schools further afield (but within Kent catchment area) in Tunbridge Wells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





TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,206.6SQ.FT. (112.1SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 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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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

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.



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