



‘Our Focus Determines Your Reality’



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



PLOT 2

Entrance Hall * Sitting Room * Study * Kitchen/Dining Room
Utility Room * Cloakroom

Principal Bedroom, Ensuite * Three Further Double Bedrooms
Family Bath and Shower Room

Enclosed Landscaped Garden * Garage * EV Charger
Driveway Parking



The study in the Lily is conveniently connected to the kitchen/dining room, meaning those afternoon coffee refills are quick and easy. The kitchen/dining room has a breakfast bar and bi-fold doors opening to the private turfed garden and terrace area, with a utility room providing additional storage. With a feature fireplace and bay window, the sitting room is the ideal place to unwind.

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, the principal bedroom benefits from built-in wardrobes and an ensuite shower with rainfall showerhead, also on this floor there are three further double bedrooms sharing a family bath and shower room, catering for everyone's preferred choice.

The Lily comes with an EV car charging point, a garage with cycle store and driveway parking for two. The front garden will be landscaped with a path leading from the driveway to the front door.



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	5845 x 4365	19'2" x 14'4"
Kitchen / Dining	7665 x 3595	23'2" x 11'9"
Study	2485 x 2365	8'2" x 7'9"

MM FT

Master Bedroom	3810 x 3540	12'6" x 11'7"
Bedroom 2	3700 x 2805	12'1" x 9'2"
Bedroom 3	3605 x 3235	11'10" x 10'7"
Bedroom 4	3420 x 3795	11'2" x 9'2"

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 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	Lily 4 bedroom house
Cherry 3 bedroom house	Orchid 4 bedroom house
Chestnut 5 bedroom house	Alders 3 bedroom house
Hazel 3 bedroom house	Alder 3 bedroom house
Daffodil 3 bedroom house	Hemlock 3 bedroom house
Sycamore 4 bedroom house	Alder 3 bedroom house
Pear 4 bedroom house	Affordable Housing
Mulberry 4 bedroom house	Sub 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

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