



‘Our Focus Determines Your Reality’



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



PLOT 30

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

Principal Bedroom, Dressing Area, Ensuite
Four Further Double Bedrooms, Two Ensuite
Family Bath and Shower Room

Enclosed Landscaped Garden * Garage * Car Barn * EV Charger
Driveway Parking



The home that makes a statement. The Alder offers the perfect combination of a brick and tile hung exterior finish with decorative Tudor detailing, and modern amenities.

The double aspect kitchen/dining room with square bay window and island housing the hob provides the ideal space for entertaining; a door opens from the kitchen/dining room into a utility room where a door leads to outside. The double aspect sitting room has space for a fireplace and bi-fold doors which open to the turfed garden, whilst indoors and outdoors are combined by the double bi-fold doors from the double aspect garden room. A snug or study completes the ground floor along with underfloor heating, cloakroom and storage.

As standard, the kitchens are supplied with fully integrated appliances including a Neff double oven, five ring induction hob, fridge freezer and dishwasher.

On the first floor a central landing leads to the bedrooms. The principal bedroom comes with an ensuite shower room, a dressing area and a freestanding bath in the bay window. Two of the remaining four double bedrooms are ensuite, one with built-in storage, and the other two bedrooms share a generous family bathroom with a separate shower and a freestanding bath.

The Alder comes with a garage, a car barn, driveway parking for two and an EV car charging point. The garden to the front is landscaped with a path 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.





	MM	FT
Living Room	4760 x 4735	15'7" x 15'6"
Kitchen / Dining	7135 x 5705	23'5" x 18'9"
Garden Room	5545 x 3125	18'2" x 10'3"
Snug/Study	4735 x 2710	15'6" x 8'11"

	MM	FT
Master Bedroom	4645 x 3815	15'3" x 12'6"
Bedroom 2	3335 x 3030	10'11" x 9'11"
Bedroom 3	4005 x 3135	13'2" x 10'3"
Bedroom 4	4745 x 2760	15'7" x 9'1"
Bedroom 5	4130 x 2910	14'2" x 9'6"

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 Golford 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
	Chestnut 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
	Chestnut 4 bedroom house
	Apeldoorn 5 bedroom house
	Hemlock 3 bedroom house
	Alder 3 bedroom house
	Affordable Housing
	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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