



OLD MANOR HOUSE

Cranbrook Road, Benenden, Cranbrook, Kent



A STUNNING PARTIALLY MOATED MEDIEVAL WEALDEN HALL HOUSE

This historical Grade II listed Manor House sits in delightful gardens, with a swimming pool and tennis court, and includes an attached cottage, garaging, excellent equestrian facilities and about 16.5 acres.



Local Authority: Tunbridge Wells Borough Council

Council Tax band: H

Tenure: Freehold

Mains water and electricity. Oil-fired heating. Mains drainage

Cranbrook 3 miles. Tenterden 6 miles. Staplehurst station 8 miles (London Bridge from 53 minutes). Tunbridge Wells 18 miles.

Postcode: TN17 4ES www.what3words.com/outhouse.kidney.ranks



SOUGHT-AFTER VILLAGE LOCATION

The property is located within the High Weald Area of Outstanding Natural Beauty, in the quintessentially English village of Benenden which is well equipped for everyday needs with a butcher, Post Office, general store, primary school and well-regarded pub. A little further away is Cranbrook offering a wider range of quality shops, restaurants, banks and supermarket. The vibrant coastal town of Rye, and popular Tunbridge Wells, are also within easy reach. Staplehurst station offers an excellent regular service to London Bridge, Cannon Street and Charing Cross in about an hour. There is an excellent choice of schools in the area, in both the private and state sectors, and the property lies within the Cranbrook School Catchment Area. Other notable public schools include Dulwich Preparatory, Benenden, St Ronan's, Bethany, Sutton Valence and public schools in Sevenoaks and Tonbridge.





AN IMPRESSIVE PERIOD MANOR HOUSE WITH COTTAGE ANNEXE

A Manor House of historical importance, this Grade II listed medieval Wealden Hall House has a place in the history of England and appears in the Domesday Book as one of the possessions that William the Conqueror gave to his brother, Odo, the Bishop of Bayeux. The front door gives access to the substantial and characterful accommodation of the main house which totals 8216 square feet. The formal reception space includes a dining hall, clearly one of the oldest original parts of the house. Accessed off the dining hall is the drawing room, with impressive vaulted ceilings and a minstrels gallery at one end. The wonderful sitting room has a stunning fireplace, believed to date back to the time of William the Conqueror. There is also a study, garden hall and w.c. Back at the formal front door, the breakfast room, kitchen and family room are all adjoining. There is also a large pantry, laundry room, store and further w.c. On the first floor there are seven bedrooms and four bathrooms, accessed via three staircases but all the bedrooms are linked and accessible from both ends of the house. Above bedroom two is a second floor room, which is used as accessible loft storage. There is a separate second floor accessed via a different staircase which leads up to a bedroom, bathroom and living area with access to the loft for storage. This could be ideal for an au-pair or nanny.

Attached to the house, but accessed through a separate front door is the cottage annexe, split over the ground and first floor. This provides a kitchen, double aspect sitting room, two bedrooms and a bathroom.



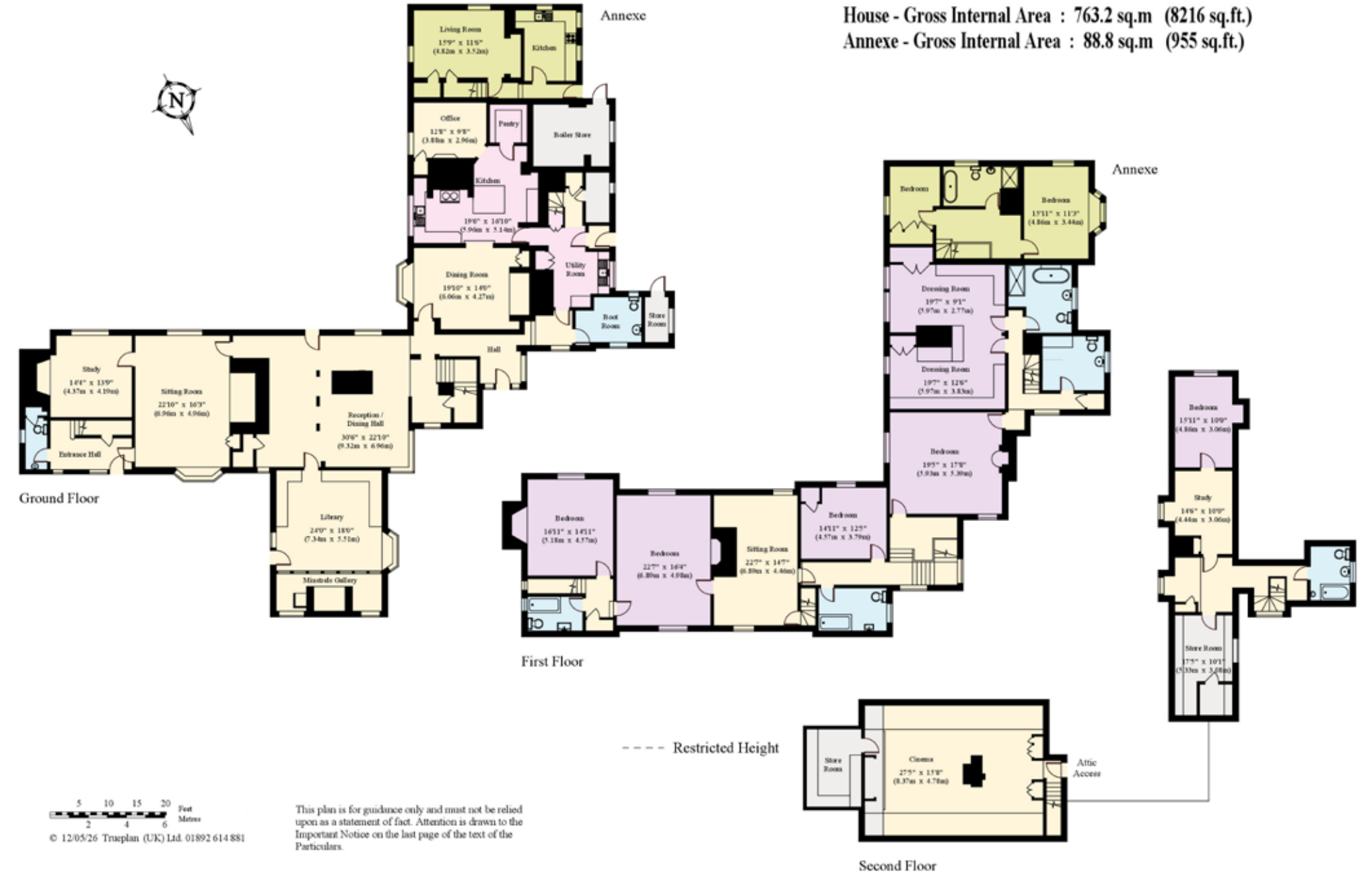


GARDENS AND GROUNDS

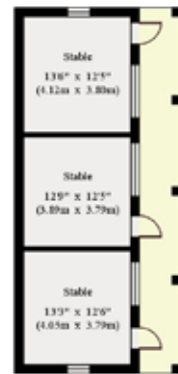
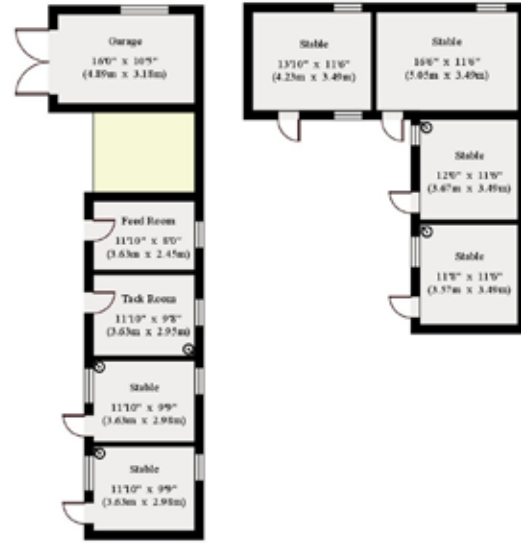
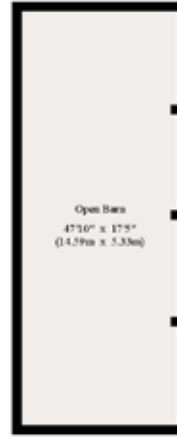
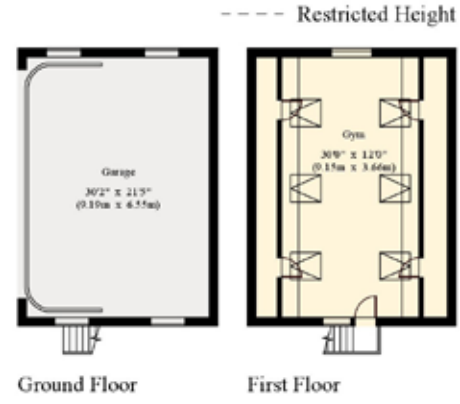
The house is approached over a driveway leading to the front of the house and a large garage with storage space above. The delightful gardens and grounds surrounding the house include glorious formal gardens, a swimming pool, tennis court and pavilion.

Beyond the gardens there are pastures, an abundant orchard and woodland. In addition there is a very large lake, with an abundance of wildlife, ideal for fishing or boating. There are also ten stables and various other outbuildings including a barn which could be used for equestrian facilities or even converted into further garaging (subject to obtaining the necessary planning consents).

In all the property extends to about 16.5 acres.



Outbuildings - Gross Internal Area : 574.0 sq.m (6178 sq.ft.)



5 10 15 20 Feet
2 4 6 Metres
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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