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## Rolvenden Road, Benenden

4 2 4





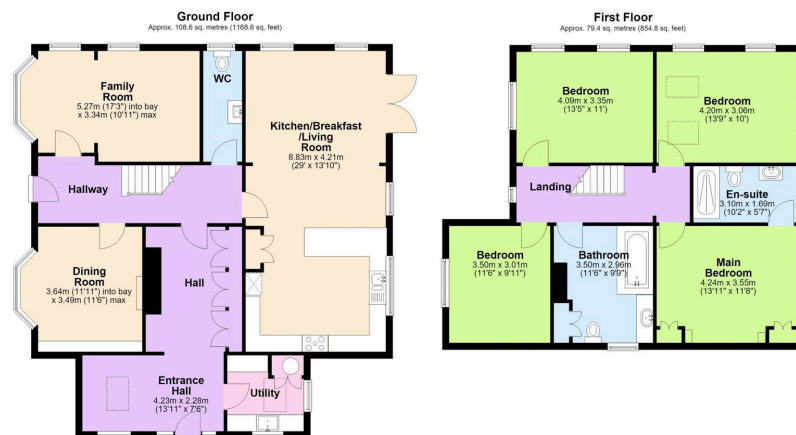
## Main Description

This impressive detached family home is set within gardens of approximately just over one acre and located on the outskirts of the highly sought-after village of Benenden. Offering spacious and versatile accommodation throughout, this beautifully presented property combines a peaceful countryside setting with convenient access to local amenities, schools, and transport links. Approached via secure gates, the property benefits from a large gravel driveway providing parking for multiple vehicles. The welcoming entrance hall includes a useful study area and leads to the main living accommodation. The stunning open-plan kitchen/dining/family room is a real highlight, featuring dual-aspect natural light, quartz work surfaces, exposed brickwork, and doors opening onto the garden. Additional ground floor accommodation includes a snug with log burner, a separate dining room, utility room, and cloakroom for convenience. Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the remaining bedrooms enjoy beautiful views. A contemporary family bathroom completes the first floor. Outside, the beautifully landscaped grounds provide a mix of formal gardens, lawned areas, mature trees, a vegetable garden with raised beds, fruit trees, woodland, and a pond. The rear garden is designed for entertaining, featuring a generous terrace and a heated swimming pool with air source heating.

A detached cedar-clad summer house with log burner provides additional flexible space, while the separate pool house is currently used as an office and includes underfloor heating, storage, filtration facilities, and a changing room with shower and WC. With its existing facilities and independent layout, the pool house also offers excellent potential for use as a self-contained annex, guest accommodation, or additional family living space (subject to any necessary consents).

An exceptional family home offering space, privacy, and a superb rural lifestyle, with the added benefit of being within the Cranbrook School catchment area.





- A SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE
- APPROX. OVER AN ACRE OF GARDENS
- LARGE STORAGE SHED
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND G
- WELL-PRESENTED ACCOMMODATION THROUGHOUT
- HEATED SWIMMING POOL AND POOL HOUSE
- OFF-ROAD PARKING
- EPC RATING B



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |