



‘Our Focus Determines Your Reality’



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



PLOT 6

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

Principal Bedroom, Ensuite * Three Further Bedrooms
Family Bathroom

Enclosed Landscaped Garden * Car Barn * EV Charger
Driveway Parking



On the ground floor of the Sycamore, the sitting room is perfect for those that have this room as the heart of the home. The spacious kitchen/dining room complete with breakfast bar, leads out through double-glazed French doors, to the fully landscaped garden. A study leads from the kitchen/dining room, ideal for those who work from home; as does a utility room, proving extra storage and somewhere to hideaway the washing.

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 two storage cupboards.

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 bedrooms, one a double, sharing a family bathroom.

Own an electric car? Well, no need to worry about charging, the Sycamore comes with an EV car charging point, a car barn, a 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.





	MM	FT
Living Room	5535 x 3505	18'2" x 11'6"
Kitchen/Dining	6205 x 3345	20'4" x 10'11"
Study	1605 x 1460	5'3" x 4'9"

	MM	FT
Master Bedroom	3775 x 3280	12'5" x 10'9"
Bedroom 2	3645 x 3070	11'11" x 10'1"
Bedroom 3	3420 x 2435	11'2" x 8'0"
Bedroom 4	3355 x 2435	11'0" x 8'0"

nts. All dimensions are

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	Apopoorn 5 bedroom house
Hazel 3 bedroom house	Hemlock 3 bedroom house
Daphne 3 bedroom house	Alder 3 bedroom house
Sycamore 4 bedroom house	Affordable Housing
Pear 4 bedroom house	Sub-station
Mulberry 4 bedroom house	



* 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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