

‘Our Focus Determines Your Reality’



WEALDEN at GARLAND PARK

Goddards Green Road
Benenden
Kent
TN17 4AX



PLOT 10

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

Principal Bedroom Suite
Three Further Double Bedrooms, One Ensuite
Family Bathroom

Enclosed Turfed Garden * Integral Double Garage * EV Charger
Driveway Parking





Introducing The Wealden, a stunning four-bedroom luxury townhouse, spread elegantly across four levels and designed for modern living, convenience, and style. Finished in classic brick with contemporary detailing, this exceptional home combines timeless architecture with high-end specification throughout.

The lower ground floor offers an integral double garage, opened electrically via key fob, complete with an EV car charger, a utility room and lobby/storage area.

An entrance hall on the upper ground floor leads to the kitchen/dining room perfect for at home entertaining, with bi-fold doors leading to the rear Garden, ideal for alfresco dining. To the front of the home the study/snug creates a comfortable space for those working from home or relaxing.

As standard, the kitchens are supplied with fully integrated appliances including a Neff double oven, five ring induction hob, fridge freezer and dishwasher. The upper ground floor also benefits from a cloakroom, ample storage, and underfloor heating.

The spacious sitting room with Juliet balcony, is filled with natural light, whilst two double bedrooms, one with built in wardrobes, and a family bathroom offer flexible accommodation on the first floor for family or guests

The principal bedroom includes a dressing area with built-in storage and ensuite with freestanding bath and separate shower, an ideal retreat at the end of the day. A further double bedroom with ensuite shower room and built-in wardrobes completes the second floor.



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		MM	FT		MM	FT
Snug/Study	4535 x 3460	14'10" x 11'4"	Living Room	5860 x 4535	19'3" x 14'10"	Master Bedroom	4320 x 3730	14'2" x 12'3"
Kitchen/Dining	5860 x 4860	19'3" x 15'11"	Bedroom 3	5145 x 3000	16'10" x 9'10"	Bedroom 2	3430 x 3380	11'3" x 11'1"
			Bedroom 4	4185 x 2730	13'9" x 8'11"			

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.

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.

GARLAND PARK

THE DEVELOPMENT





* 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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