



‘Our Focus Determines Your Reality’



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



PLOT 57

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

Principal Bedroom Suite with Balcony
Four Further Double Bedrooms, Two Ensuite
Family Bath and Shower Room

Enclosed Landscaped Garden * Double Garage * EV Charger
Driveway Parking



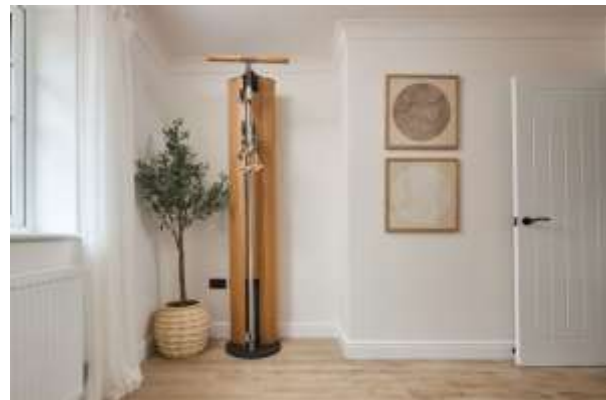
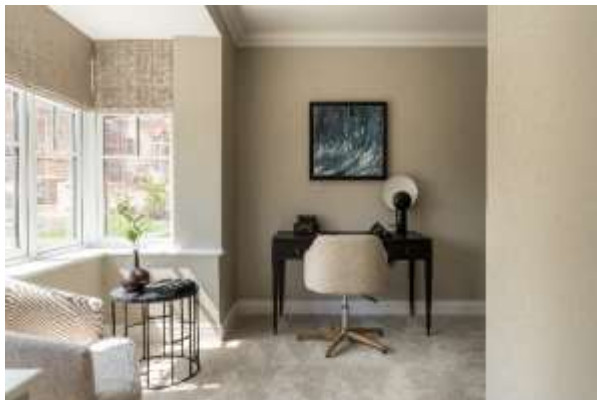
The Hemlock combines elegance and functionality with a brick, tile-hung and weatherboard finish and charming Tudor detailing.

The ground floor has been thoughtfully planned to accommodate modern family life. A spacious sitting room, with bi-fold doors leading out to the private turfed garden and separate study, both full of natural light; stretching the depth of the property, a triple aspect kitchen/dining/family room forms the heart of the home, ideal for entertaining or everyday living.

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

Upstairs, five well-proportioned bedrooms offer comfort and flexibility. Two double bedrooms share a family bathroom with freestanding bath and separate shower while two further double bedrooms each come with ensuite shower rooms. The principal bedroom features a dressing room, balcony and ensuite with freestanding bath and separate shower, an ideal retreat at the end of the day.

The Hemlock is completed with an integrated double garage, driveway parking, and an EV Car Charger. 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.





All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints. All dimensions are indication and are not to be used for carpet sizes, appliance space or sizes of furniture.

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.

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

The Key

	THE CRESCENT COLLECTION 4 bedroom houses		Lily 4 bedroom house
	Cherry 3 bedroom house		Chestnut 3 bedroom house
	Hazel 3 bedroom house		Apeldoorn 3 bedroom house
	Dahlia 3 bedroom house		Hemlock 3 bedroom house
	Sycamore 4 bedroom house		Alder 3 bedroom house
	Pear 4 bedroom house		Affordable Housing
	Mulberry 4 bedroom house		500 CROSSLAND



* 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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