



**Tamarama Walkhurst Road
Cranbrook, TN17 4DR**

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Offers In The Region Of £1,395,000

A beautifully presented 5-bedroom detached family home occupying an exceptional one-acre plot with far-reaching countryside views, situated on a highly regarded country lane within walking distance of Benenden village and within the sought-after Cranbrook School Catchment Area.

Description

A beautifully presented 5-bedroom detached family home occupying an exceptional one-acre plot with far-reaching countryside views, situated on a highly regarded country lane within walking distance of Benenden village and within the sought-after Cranbrook School Catchment Area.

An impressive and versatile family residence extending to approximately 2,931 sq ft, the property offers light-filled accommodation designed for modern family living. Enjoying a peaceful rural setting with panoramic views across the surrounding Kent countryside, the property combines the tranquillity of country life with excellent access to village amenities, renowned schools and commuter connections.

The welcoming double-height entrance hall creates an immediate sense of space and elegance, leading through to the magnificent open-plan kitchen, dining and family living area. This superb entertaining space forms the heart of the home, with large windows and doors framing the wonderful rural outlook and allowing natural light to flood throughout.

The kitchen is complemented by a separate snug/playroom, providing valuable additional reception space ideal for families, home working or relaxation.

The ground floor also benefits from a generous principal bedroom suite with fitted wardrobes, an en-suite bathroom, and an adjoining room that can be used as a study, further double bedroom or nursery. Another double bedroom features its own en-suite shower room, making it perfectly suited to guests, older children or multi-generational living. A utility room and cloakroom complete the accommodation on this level.

To the first floor are two further substantial double bedrooms, both enjoying attractive countryside views and served by a well-appointed family shower room.

Exterior:

The property occupies a wonderful plot of approximately 1 (one) acre, providing an exceptional setting for family life and outdoor entertaining.

The gardens are predominantly laid to lawn and bordered by mature planting, creating privacy and seclusion whilst maximising the property's stunning rural outlook. The grounds offer extensive space for children to play, gardening enthusiasts to enjoy, or future landscaping opportunities.

A detached standalone garage provides useful storage and secure parking, whilst the substantial driveway offers ample off-road parking for at least four vehicles.

ACCOMMODATION OVERVIEW

- Detached family home
- Approximately 2,931 sq ft (272 sq m)
- Four generous double bedrooms
- Fifth bedroom/study providing flexible accommodation
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Family shower room
- Double-height entrance hall
- Open-plan kitchen, dining and living room
- Separate snug/playroom
- Utility room
- Cloakroom

OUTSIDE

- Approximately one acre plot
- Detached standalone garage
- Extensive driveway parking for four or more vehicles
- Mature gardens
- Far-reaching countryside views

Location & Additional Information

Benenden remains one of the most desirable villages in the Weald of Kent, renowned for its picturesque village green, vibrant community and excellent amenities. Within walking distance are the popular village pub,

community shop and Post Office, primary school, church and village hall.

The property lies within the highly regarded Cranbrook School Catchment Area and is exceptionally well positioned for access to some of the country's leading independent schools including Benenden School, Dulwich Preparatory School, Saint Ronan's and Claremont School.

The nearby towns of Cranbrook, Tenterden and Tunbridge Wells provide an extensive range of shopping, leisure and cultural amenities, whilst Staplehurst mainline station offers regular services to London Charing Cross, London Bridge and Cannon Street.

Additional Information:

- EPC Rating: C Council: Tunbridge Wells Band: G
- Services: Mains Electricity, Mains Water, Gas Central Heating, Mains Drainage
- Walking distance to Benenden village amenities, CSCA



 = Reduced headroom

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Approximate Gross Internal Area = 246.4 sq m / 2653 sq ft
 Approximate Garage Internal Area = 25.8 sq m / 278 sq ft
 Approximate Total Internal Area = 272.2 sq m / 2931 sq ft
 (excludes restricted head height)




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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