



‘Our Focus Determines Your Reality’



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



PLOT 35

Entrance Hall * Sitting Room * Kitchen/Dining/Family Room
Cloakroom

Principal Bedroom, Ensuite * Two Further Double Bedrooms
Family Bathroom

Enclosed Landscaped Garden * Car Barn * EV Charger
Driveway Parking



The ground floor to the Hazel comes with a kitchen/dining/family room, the hub of the home, situated to the rear of the property leading out through patio doors to the private turfed garden and terrace area, perfect for alfresco dining. A double aspect sitting room to the front, has space for a fireplace and is a welcome retreat in which to unwind.

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 a storage cupboard.

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 two further double bedrooms sharing a family bathroom with shower above the bath.

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



Ground Floor



First Floor



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.

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
- Cherry 3 bedroom house
 - Cherries 3 bedroom house
 - Hazel 3 bedroom house
 - Dahlia 3 bedroom house
 - Sycamore 4 bedroom house
 - Pear 4 bedroom house
 - Mulberry 4 bedroom house
 - Lily 4 bedroom house
 - Orchid 4 bedroom house
 - Applebloom 3 bedroom house
 - Hemlock 5 bedroom house
 - Alder 5 bedroom house
 - Affordable Housing
 - Bus Station



* 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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