



CASA BELLA
ROLVENDEN ROAD, BENENDEN, KENT, TN17 4BU



**Lambert
& Foster**

CRANBROOK 4.5 MILES | STAPLEHURST MLS 8.8 MILES | TENTERDEN 4.6 MILES

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A spacious, architecturally designed, detached barn conversion. Completed in 2026, the beautifully presented accommodation is arranged over two floors, including open plan kitchen/dining/sitting room with bi fold doors and principal bedroom with dressing room and en suite, off road parking for multiple vehicles, all complemented by a turfed rear garden with large patio and fine countryside views, set in a convenient location on the outskirts of the sought after village of Benenden. Cranbrook School catchment area.

GUIDE PRICE £745,000

FREEHOLD



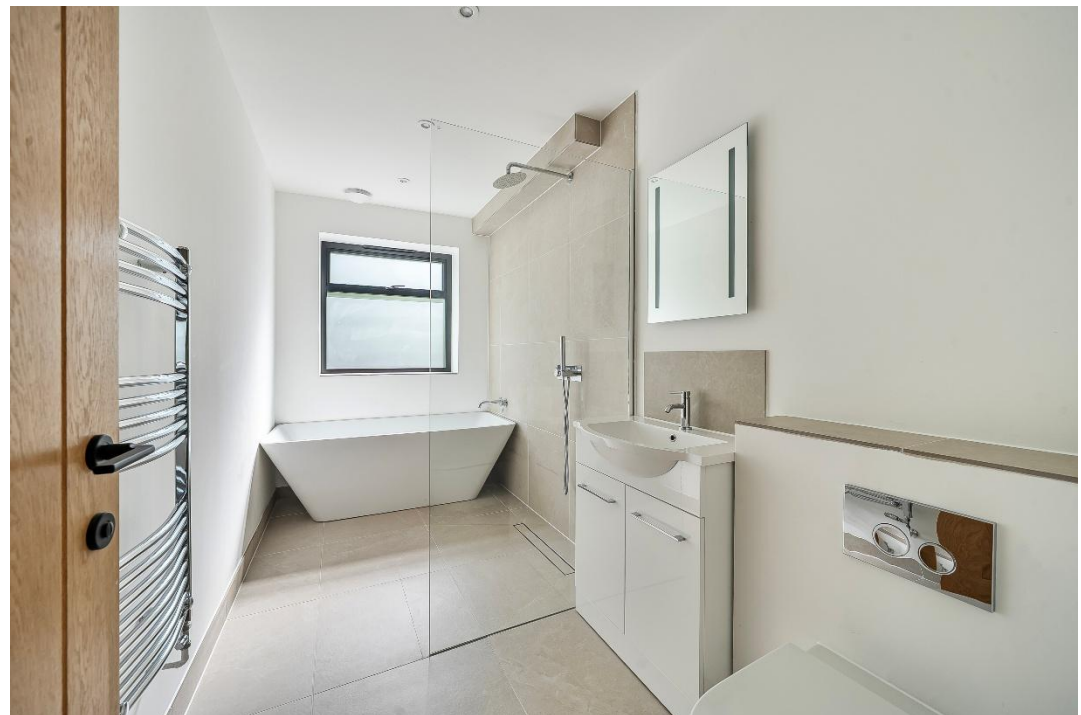
DIRECTIONS

Using WHAT3WORDS; spans.clasps.elects



DESCRIPTION

- Approximately 1,765 sq ft / 163.9 sq m of accommodation including off road parking with EV Tesla charging point and car charge
- Underfloor heating to ground floor
- Triple aspect kitchen/dining/sitting room with bi fold doors, breakfast bar and solid wood worktops, Blomberg oven, induction hob, fridge/freezer and dishwasher
- Utility room with washing machine and tumble dryer
- Cloakroom
- Study/bedroom 4
- Two ground floor double bedrooms
- Double aspect main bedroom with dressing room and bathroom to the whole first floor
- Separate family bathroom with walk in shower and bathtub





GARDENS & GROUNDS

A gravel driveway provides off road parking for a number of vehicles with access to a Tesla EV charging point. The enclosed garden is mainly laid to lawn with a generous, elevated paved terrace, perfect for entertaining family and friends, whilst enjoying the fine countryside views.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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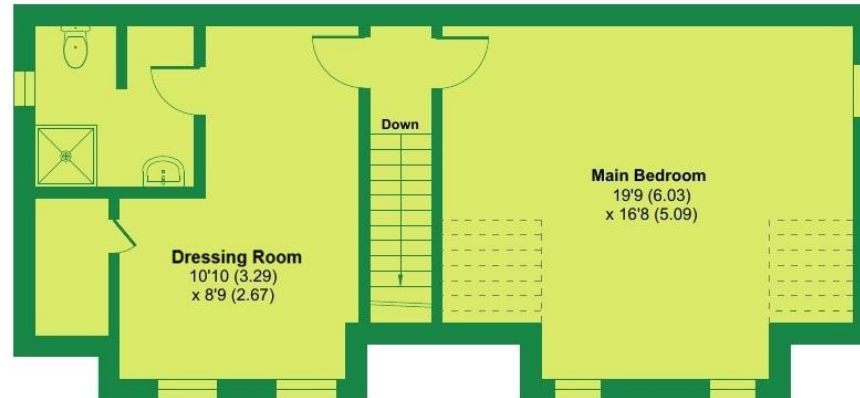


Approximate Area = 1723 sq ft / 160 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Total = 1765 sq ft / 163.9 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1478711



VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private drainage

Heating: Gas fired central heating, underfloor heating to ground floor

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band TBC **EPC:** B (82)

NB: Some images are AI computer generated and may not reflect the style and finish of the home and therefore should not be relied upon.

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