

BENENDEN KENT





STEPNEYFORD LANE, BENENDEN, KENT TN17 4BW

Contemporary Architect Designed House

Open-plan Kitchen/Dining/Living Space
Master Bedroom with Ensuite * Two Double Bedrooms * Bedroom/Study
Jack 'n' Jill Bathroom * Cloakroom

Soundproof Music Room * Games Room * Family Room
Utility Room * Two Double Bedrooms * Bath and Shower Room
Cloakroom

Gardens, Grounds, Pond Approx. 1.5 Acres * Outdoor Kitchen
Swimming Pool * Workshop * Garage * Off Road Parking

Cranbrook School Catchment Area

Harpers and Hurlingham

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A house with the WOW factor. This split level 3,400 sq ft (320 sq m) contemporary house was designed and built to a very high specification to include a combination of practical features and special touches. One of only five properties tucked away at the end of a no-through lane with no passing traffic, the house offers flexible space over two floors that can be used by one large family or two generations (older children, grandparents).

The contemporary accommodation on the ground floor consists of a reception area, open-plan kitchen/dining/sitting space with floor to ceiling sliding glazed panels that open onto level decking and lawns, a master bedroom with ensuite bathroom giving direct access to the pool and outdoor shower, two further bedrooms, a bedroom/study and a cloakroom. Roof lights, glazed partitions and large sliding glazed doors flood the area with natural light, Lutron lighting in the kitchen/dining/sitting area controls a range of spotlights, floor lights and concealed uplighting to adjust light levels when required.

An oak, stainless steel and glazed staircase leads down to the lower ground floor which opens onto terraced decks, the pool and an outdoor living/kitchen area for summer entertaining. The lower ground floor offers a large entertaining/reception area, a music/games room, a family room, two further bedrooms (one of which is used as a gym), a family bathroom, a utility room and a cloakroom.

Outside terraced decks, the pool and an outdoor living/kitchen area are ideal for summer entertaining. With grounds of approx. 1.5 acres there is a kitchen garden with raised beds and a green house, a pond, an area of planted grasses and lawn. There is also a workshop, garaging and ample off road parking.

This unique property also benefits from being located within the Cranbrook School Catchment Area.



This property is situated on the outskirts of the village of Benenden with a village store, public house and village hall. Nearby Tenterden with its tree lined High Street offers a comprehensive range of shops including Waitrose and Tesco Supermarkets, Cafe Bars and Restaurants and Cranbrook which is renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral of the Weald".

Locally there are a number of sporting facilities including a leisure centre and several golf courses.

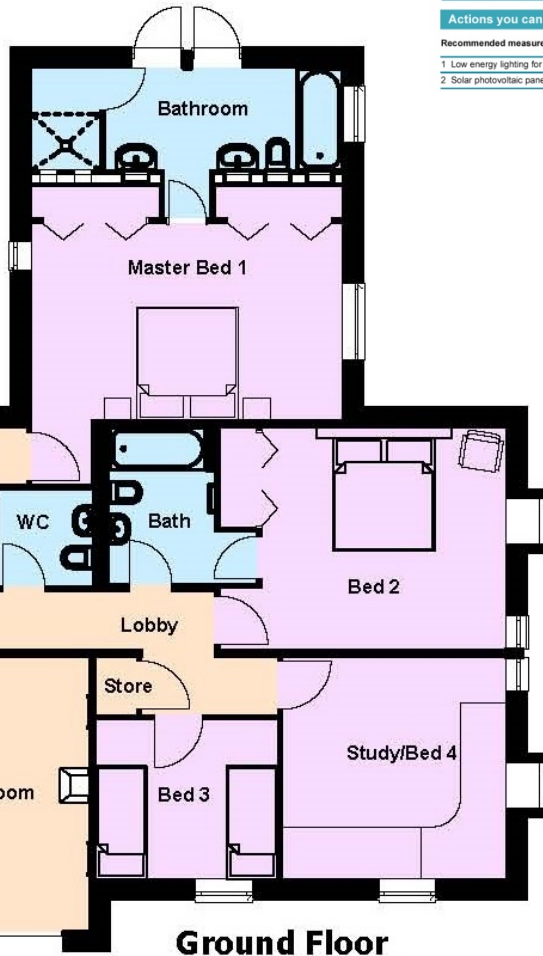
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.



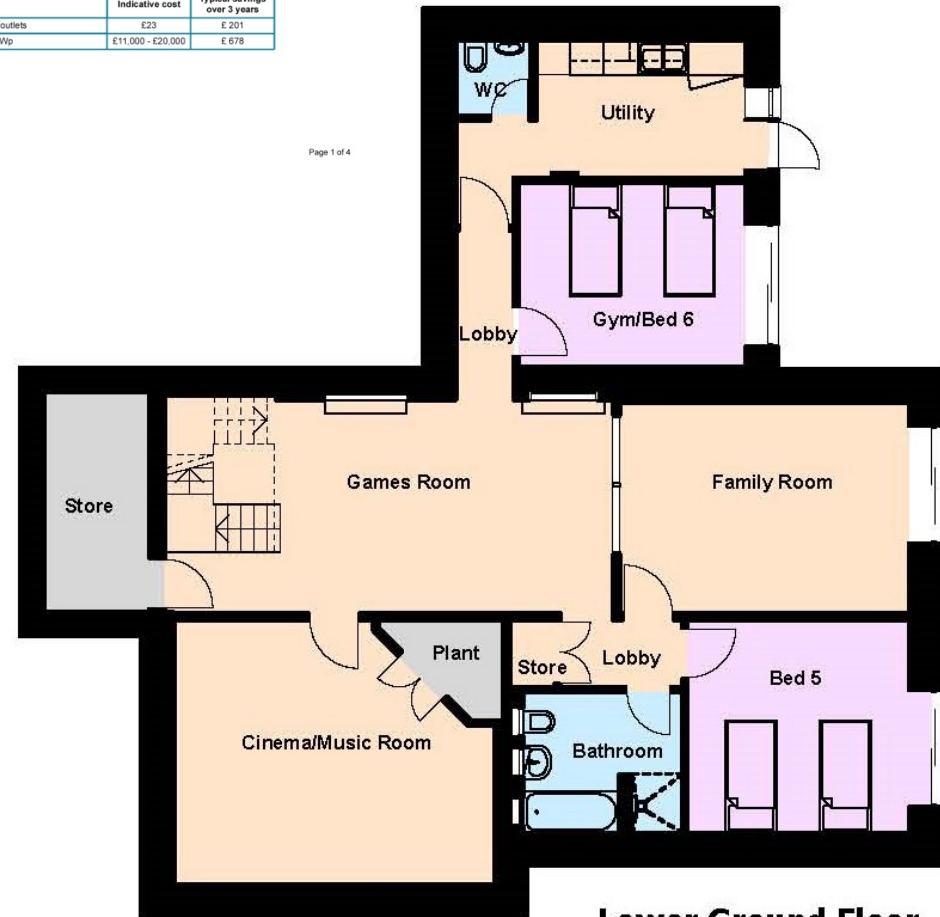
Living Room	6.0 x 4.8m (19'8" x 15'9")
Kitchen/Dining	8.0 x 5.9m (26'3" x 19'4")
Master Bedroom 1	5.5 x 3.5m (18'0" x 11'6")
Bedroom 2	4.3 x 3.9m (14'1" x 12'9")
Bedroom 3	3.2 x 2.8m (10'6" x 9'2")
Study/Bed 4	3.9 x 3.9m (12'9" x 12'9")
Utility	6.1 x 2.4m (20'0" x 7'10")
Gym/Bed 6	4.0 x 3.3m (13'1" x 10'8")
Family Room	5.1 x 3.7m (16'9" x 12'2")
Bedroom 5	3.9 x 3.8m (12'9" x 12'6")
Cinema/Music	5.7 x 4.7m (18'8" x 15'5")

Upper Ground Floor Gross Internal Area: 196m² (2,109 ft²)
 Lower Ground Floor Gross Internal Area: 147m² (1,582 ft²)

Total Gross Internal Area: 343m² (3,690 ft²)



Ground Floor



Lower Ground Floor

Energy Performance Certificate



Cottenden, Stepneyford Lane, Benenden, CRANBROOK, TN17 4BW
 Dwelling type: Detached house Reference number: 0703-3866-7479-9327-9515
 Date of assessment: 26 March 2013 Type of assessment: SAP, new dwelling
 Date of certificate: 26 March 2013 Total floor area: 315 m²

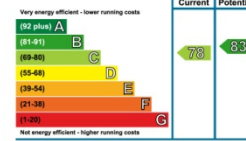
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,152
Over 3 years you could save	£ 198

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 613 over 3 years	£ 294 over 3 years	You could save £ 198 over 3 years
Heating	£ 3,354 over 3 years	£ 3,375 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
Totals	£ 4,152	£ 3,954	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£23	£ 201
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 678

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



