

IDEN GREEN KENT





MILL STREET, IDEN GREEN, KENT TN17 4HJ

Impressive Grade II Listed Farmhouse

Entrance Hall * Drawing Room * Sitting Room * Study
Kitchen and Breakfast Room * Utility * Cloakroom

Cellar

Master Bedroom with Ensuite Bath and Shower Room
Three Further Double Bedrooms * Family Bathroom

Garage * Stables * Log Store * Gardens * Greenhouse * Paddock

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Believed to date back to 1640 with 19th century additions, this stunning Grade II Listed farmhouse enjoys an elevated position on the edge of the hamlet of Iden Green with far reaching views over the adjoining countryside.

Oozing with character and period features including inglenook fireplaces and exposed beams, the ceiling heights are surprisingly good in a property of this period. The accommodation consists of an entrance hall with access to the cellar, a drawing room with doors to the garden and a substantial inglenook fireplace with log burner, a sitting room again with an inglenook fireplace with log burner, a triple aspect study with doors to the garden, a kitchen and breakfast room leading to a utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with walk-in wardrobe and spacious ensuite bath and shower room, three further double bedrooms, one featuring a stunning beam, and a family bath and shower room.

Outside, electric gates open onto a sweeping drive which leads past an attractive pond, the stables, garage/barn and open log store to the front door of the property. The gardens are laid predominantly to lawn interspersed with a variety of mature trees, plants and shrubs and adjoining a terrace from which to enjoy the stunning views. There is an enclosed vegetable garden with greenhouse, an enclosed orchard with a variety of fruit trees and a post and railed paddock, amounting in total to approximately 3.3 acres.

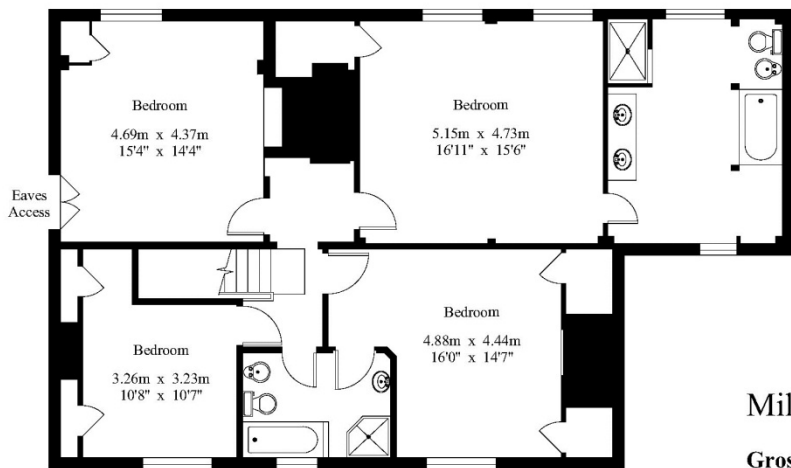
This must see property benefits from being located within the much sought after Cranbrook School Catchment Area.



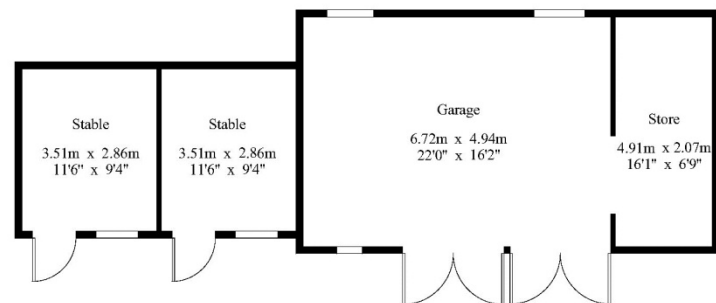
Situated in the idyllic hamlet of Iden Green, this delightful property also has easy access to the Village of Benenden with two pubs (one with awards), a large general store and post office, a hairdresser and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

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.

Mainline Rail Services available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.



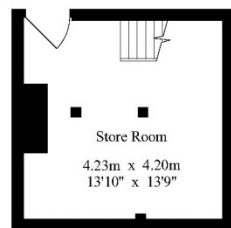
First Floor



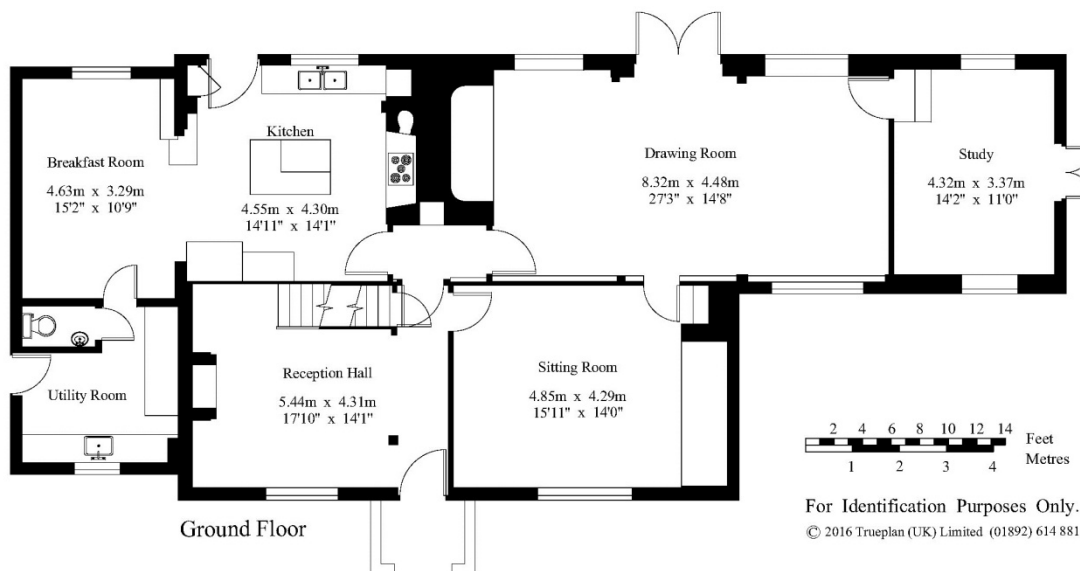
Gross Internal Area : 62.9 sq.m (677 sq.ft.)

Mill Street House

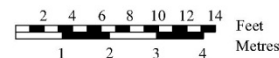
Gross Internal Area : 305.9 sq.m (3292 sq.ft.)



Basement



Ground Floor



For Identification Purposes Only.
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Mains electricity and water. LPG for heating. Private drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

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



