



'Our Focus Determines Your Reality'



New Pond Road
Benenden
Kent
TN17 4AG



Sitting Room * Kitchen/Breakfast Room
Ground Floor Shower Room

Two Double Bedrooms * Dressing Room/Nursery
Family Bathroom

Garden * Terrace * Detached Office * Off Road Parking



DELIGHTFUL GRADE II LISTED COTTAGE

This delightful Grade II Listed cottage is full of character and period features including exposed beams and an inglenook fireplace. Exhibiting a fusion of past and present this delightful attached cottage is to be found on the edge of the sought after the village of Benenden.

The accommodation consists of a kitchen/breakfast room opening into a sitting room with inglenook fireplace and log burning stove, and a shower room on the ground floor.

On the first floor there is a principal bedroom with fireplace and built-in storage, a further bedroom, a dressing room/nursery and a family bathroom.

The attractive enclosed garden wraps around the cottage and is textured with different areas including lawn, slate with a flower bed, a brick terrace and a paved terrace leading to the detached home office. The cottage also provides off road parking.



BENENDEN

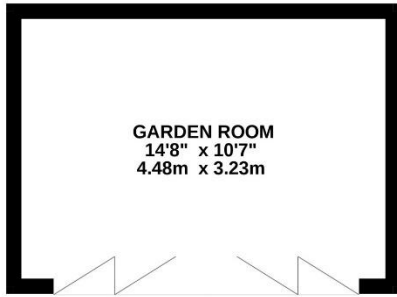
Leather on willow is a common sound during the summer on the village green, a feature of Benenden which also benefits from an award winning pub, a large general store with post office and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

SCHOOLS AND CONNECTIONS

There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought after Cranbrook School Catchment Area but is also close to the local Primary School.

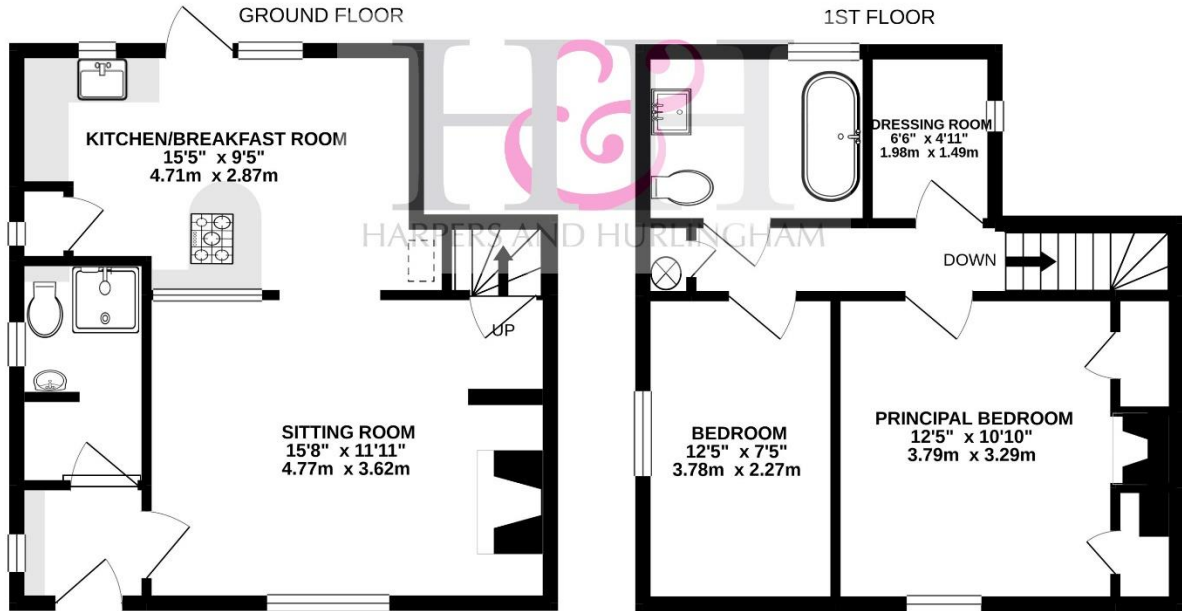
Mainline Rail Services available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Garden Room) 815.95SQ.FT. (75.8SQ.M.)
 (not to scale - for layout purposes only)
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
 (please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains electricity, gas and water. Private drainage.

EPC Rating: n/a

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.

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