



'Our Focus Determines Your Reality'



High Street
Benenden
Kent
TN17 4DJ



Sitting Room * Kitchen/Dining Room

Principal Bedroom * Two Further Double Bedrooms * Family Bathroom

Enclosed South Facing Garden * Outbuilding with W.C.



STUNNING GRADE II LISTED VILLAGE COTTAGE

A charming Grade II listed cottage full of character and period features, situated in the heart of this popular village within walking distance to all amenities.

The accommodation consists, on the ground floor, of a sitting room with log burning stove and a kitchen/breakfast room with a door opening onto the garden.

On the first floor there is a principal bedroom with fireplace and built in storage, a further double bedroom and a family bathroom. A third double bedroom on the second floor is currently accessed via the principal bedroom but it would be possible to adjust this if required.

The cottage benefits from an attractive, enclosed south facing garden with a paved terrace, an elevated terrace and an outbuilding providing a gardener's w.c.



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

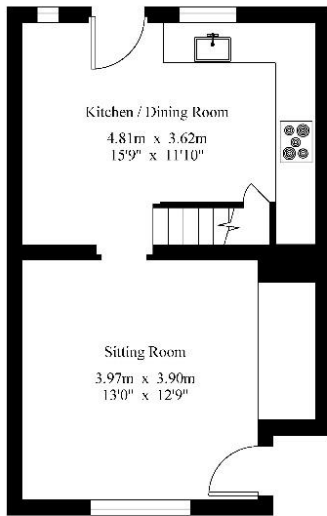
There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought after Cranbrook School Catchment Area but is also close to the local Primary School.

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.

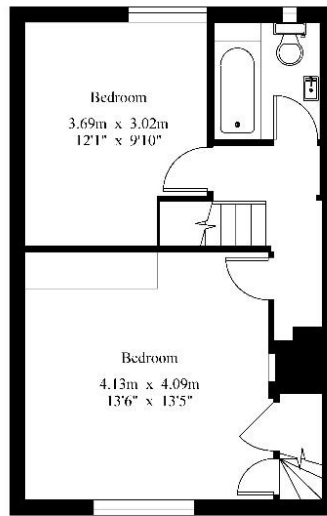


Oakdene

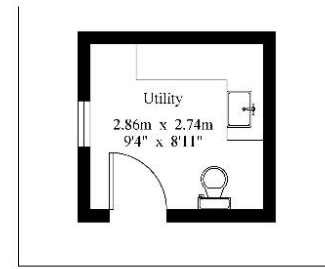
Gross Internal Area : 102.8 sq.m (1106 sq.ft.)
(Including Utility)



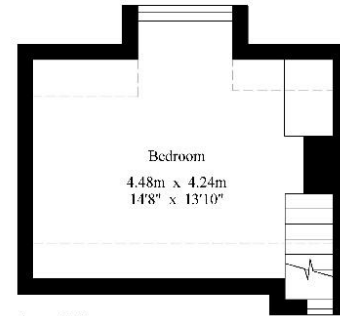
Ground Floor



First Floor



--- Restricted Height



Second Floor



For Identification Purposes Only.
© 2021 Trueplan (UK) Limited (01-892) 614 881.



SERVICES

Mains utilities all connected. Gas fired central heating.

EPC Rating: n/a

Right of access across neighbours garden to the rear, neighbour has right of access across the cottage's garden.

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.

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com