



'Our Focus Determines Your Reality'



Standen Street  
Iden Green  
Kent  
TN17 4HP



Entrance Hall \* Sitting Room \* Kitchen/Breakfast and Dining Room  
Two Double Ground Floor Bedrooms  
Family Bath and Shower Room

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Principal Bedroom with Ensuite W.C.

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Enclosed Garden \* Terrace \* Garden Store  
Off Road Parking



### STRIKING PROPERTY IN ELEVATED POSITION.

Occupying an elevated position, this striking detached chalet bungalow offers a contemporary, stylish family home, in the sought after hamlet of Iden Green, a short country walk to a highly regarded 17th century Gastro Pub, 'The Woodcock'.

Presented in immaculate condition throughout, the accommodation consists of an entrance hall, a triple aspect kitchen/breakfast and dining room with pantry/utility, a double aspect sitting room with fireplace, two double bedrooms and a family bath and shower room on the ground floor.

On the first floor there is a principal bedroom with ensuite w.c. and eaves storage.

Outside the property is approached via a sloping driveway providing off road parking. The delightful gardens are predominantly laid to lawn with mature flower and shrub beds and terracing which is ideal for outside entertaining. The gardens wrap around the property enclosed with hedgerow and fencing. There are also a garden store and a summer house.

Conveniently located for access to the Cranbrook School and the local amenities at both Cranbrook and Hawkhurst.



## IDEN GREEN

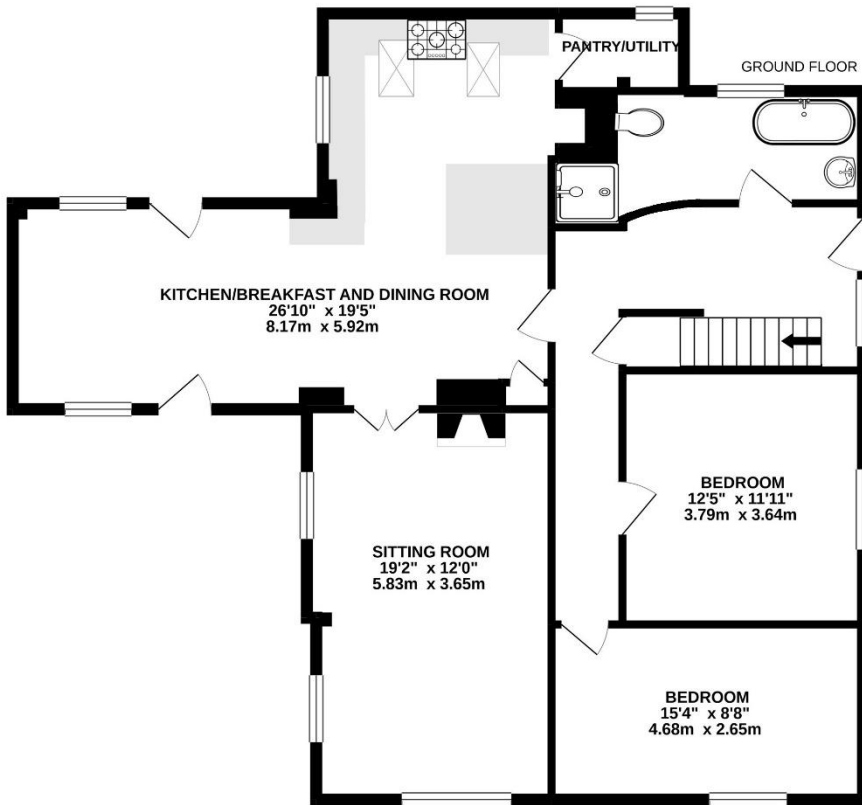
Iden Green has easy access to the Village of Benenden with award winning pub, a large general store and post office, and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

## SCHOOLS AND CONNECTIONS

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.

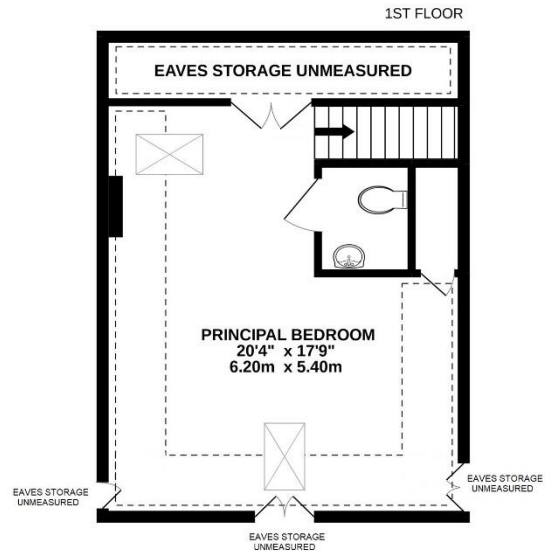
Mainline Rail Services available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1,445.8SQ.FT. (134.3SQ.M.)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
 (not to scale - for layout purposes 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, water and drainage. Oil fired central heating and LPG for cooking.

EPC Rating: D

Tunbridge Wells Borough Council - Council Tax Band F

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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