



‘Our Focus Determines Your Reality’



Rolvenden Road
Benenden
Kent
TN17 4BU



Entrance Hall * Sitting Room * Dining Room * Study/Snug
Kitchen/Breakfast Room * Cloakroom

Principal Bedroom, Ensuite * Three Further Double Bedrooms
Family Bathroom

Garden and Grounds approx. 1.2 Acres * Swimming Pool * Pool House
Summer House * Pagoda * Outbuilding * Off Road Parking



STRIKING DETACHED 1920's FAMILY HOME

This striking 1920's property has been extensively added to and provides a spacious, well-proportioned family home on the outskirts of the sought after village of Benenden. Ideal for outside entertaining, there are various terraces including a paved terrace with swimming pool and pool house, summer house and an attractive pagoda, all features of the charming garden of approximately 1.2 acres.

The accommodation consists of an entrance hall, a double aspect sitting room with doors to the pool terrace and a log burning stove, a double aspect study/snug with bay window and log burning stove which could be used as a fifth bedroom, a dining room with bay window and fireplace, a double aspect kitchen/breakfast room with door to the driveway and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built in storage and an ensuite shower room, three further double bedrooms, two of which are double aspect, and a family bathroom.

Outside the property sits in approximately 1.2 acres. The mature well-established garden provides different areas of interest from a lawn and various terracing from which to enjoy the garden to the swimming pool complex, consisting of a pool and pool house with studio/gym, hot tub and shower room. There is also a vegetable garden, an outbuilding providing storage, a summer house and a paddock with field shelter. The driveway provides ample off road parking.



BENENDEN

The charming green is a focal point of the sought after village of Benenden which also benefits from an award winning pub, a large general store and post office, a nail bar 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 Benenden Church of England Primary School.

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

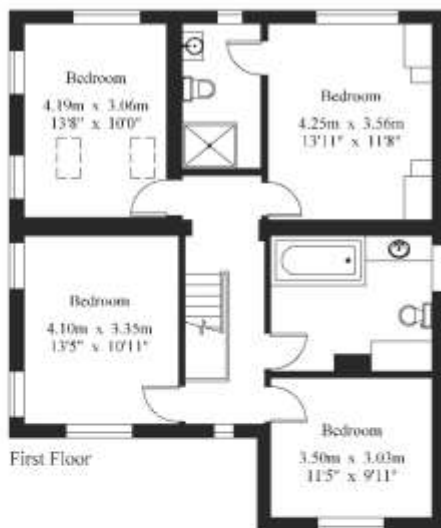


Beacon House

House - Gross Internal Area : 198.5 sq.m (2,136 sq.ft.)
 Summer House - Gross Internal Area : 16.4 sq.m (176 sq.ft.)
 Pool House - Gross Internal Area : 31.5 sq.m (339 sq.ft.)
 Outbuilding - Gross Internal Area : 14.7 sq.m (158 sq.ft.)



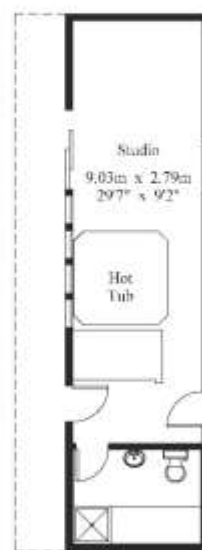
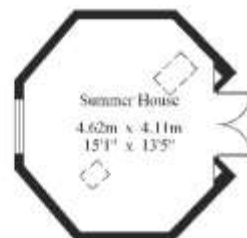
Ground Floor



First Floor



Outbuilding



Pool House



For Identification Purposes Only.
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SERVICES

Mains electricity, gas and water. Gas fired central heating. Cess pit drainage located behind pool house. Air source heat pump heats the swimming pool.

Broad band between 700 to 900 mbps.

EPC Rating: C – full details available on request.

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.



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