

# IDEN GREEN

KENT



# Iden Green Road, Iden Green, Benenden Kent TN17 4HA

Renovated to a very high standard, this quintessentially Kentish Grade II Listed detached cottage occupies a prominent position within the sought after hamlet of Iden Green.

A gate leads from the off road parking through to a delightful enclosed garden laid to lawn interspersed with mature shrubs. Steps lead from the elevated lawn to an area of terrace. There is a greenhouse and a store within the garden.

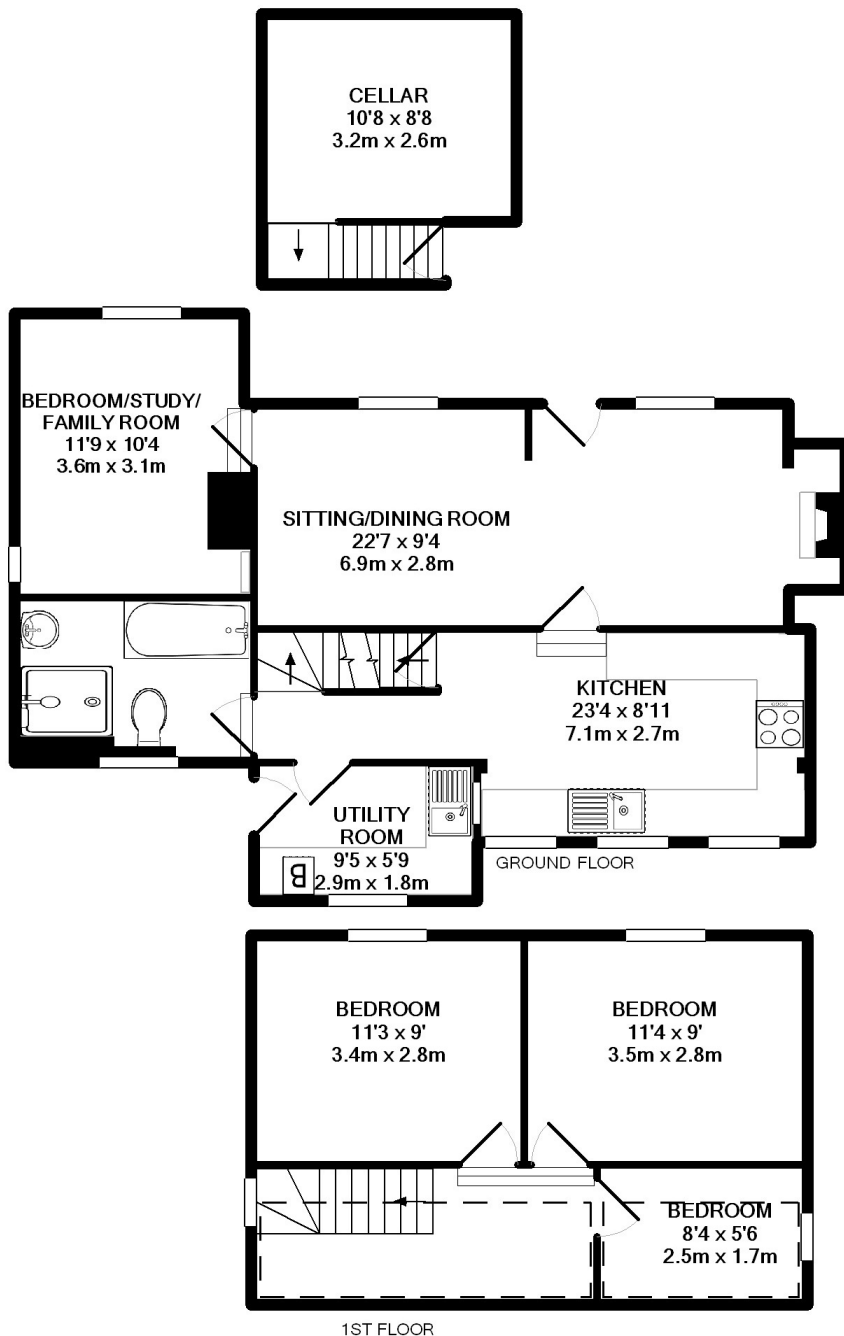
There is Listed Building Consent in place for a detached garage to be erected to the side of the cottage.

- Quintessential Grade II Listed Cottage
- Sitting/Dining Room with Inglenook
- Fitted Kitchen
- Utility Room with Door to Garden
- Bedroom/Study/Family Room
- Cellar
- Two Double Bedrooms
- A Further Bedroom
- Family Bath and Shower Room
- Delightful Enclosed Garden
- Planning Permission for Garage
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL FLOOR AREA 982.7SQ.FT. (91.3SQ.M)  
(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 floor plan 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.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band E

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

**H&H**  
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