



‘Our Focus Determines Your Reality’



Vicarage Road
Yalding
Kent
ME18 6DY



Sitting Room * Family Room * Kitchen/Breakfast Room
Cloakroom

Principal Bedroom Suite * Three Further Double Bedrooms, One Ensuite
Family Bathroom

Attractive Enclosed Garden * Detached Garage * Off Road Parking



STUNNING GRADE II LISTED COTTAGE

Believed to date back to the 16th Century with later additions, this delightful attached Grade II Listed cottage retains period character whilst creating a contemporary and spacious family home in a truly idyllic rural location between Hunton and Yalding.

The accommodation consists of an entrance hall, sitting room with wood burner, family room with doors to the garden, kitchen/breakfast room and cloakroom on the ground floor.

On the first floor there are three double bedrooms, one with an ensuite shower room and there is also a family bathroom. The second floor houses the principal bedroom suite consisting of a double bedroom with vaulted ceiling, a dressing room and a bath/shower room.

Outside, the cottage is approached through a gate onto a gravel driveway which leads to a detached garage with storage over and behind. There is ample parking on the drive. The gardens are mainly laid to lawn and wrap around three sides of the cottage with a private terrace from which the views can be enjoyed.



BENENDEN

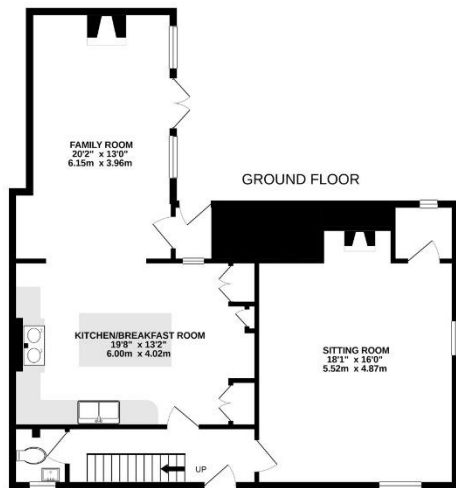
Leather on willow is a common sound during the summer on the village green, a feature of Benenden which also benefits from an award winning pub, a large general store with post office and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

SCHOOLS AND CONNECTIONS

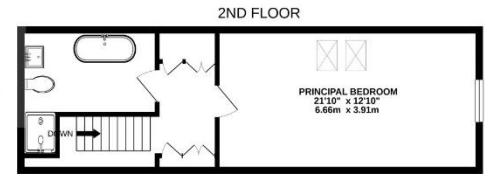
There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought after Cranbrook School Catchment Area but is also close to the local Primary School.

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 2,335.7SQ.FT. (217SQ.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 and water. Oil fired central heating. Drainage, shared Klargester.

Yearly maintenance fee paid for road £150 and for the Klargester £150.
Neighbour has access to a footpath from their back door

EPC Rating: n/a

Maidstone 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.

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