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Goddards Green Road
Benenden
Kent
TN17 4AR



Entrance Hall * Sitting Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite Bath/Shower Room
Four Further Bedrooms * Family Bathroom

Garden * Terrace * Paddock Area * Off Road Parking



STRIKING GRADE II LISTED BARN AND OAST CONVERSION

Striking Grade II Listed Barn and Oast conversion. Believed to date from the 1750s with later additions in the 1800s, the property has undergone extensive renovation to provide a comfortable family home.

The accommodation consists of an entrance hall, double aspect kitchen/breakfast room opening into a triple aspect sitting room with doors to the terrace, a double aspect study with fireplace, a utility room and a cloakroom on the ground floor. A principal bedroom with ensuite bath/shower room is situated on the first floor together with four further bedrooms and a family bathroom. Planning exists due to partial implementation to remodel the first floor and extend into the attic under ref: 13/00970/House and 13/00970/LBC.

Sitting in approximately 0.5 acres including an enclosed garden which is laid predominantly to lawn with an elevated paved terrace, the property enjoys stunning views. Planning exists to erect a Summerhouse and at the end of the garden there is an area of paddock. Outside the brick and gravel drive provides ample off road parking.

The property benefits from being located within the much sought after Cranbrook School Catchment Area and has good access to the main road and rail networks.



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

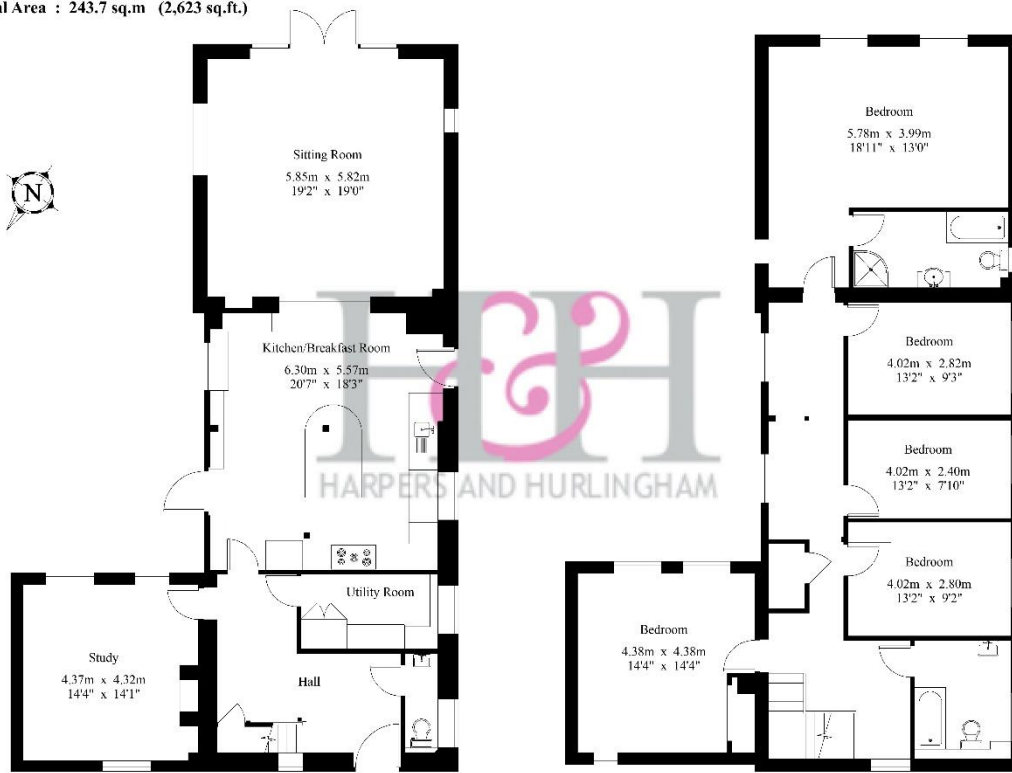
There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought after Cranbrook School Catchment Area but is also close to the local Primary School.

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.



Old Eaton Oast

Gross Internal Area : 243.7 sq.m (2,623 sq.ft.)



Ground Floor

First Floor

For Identification Purposes Only.
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SERVICES

Mains electricity and water. Oil fired central heating. Sewage treatment plant shared with Old Eaton House and located on their land.

Public footpath runs beyond gate at bottom of paddock area. A restrictive covenant exists.

EPC Rating: n/a

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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