



'Our Focus Determines Your Reality'



St. George's Place  
Benenden  
Kent  
TN17 4EJ



Reception Hall \* Sitting Room \* Study \* Kitchen/Dining Room  
Utility Room \* Bedroom with Ensuite \* Cloakroom

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Principal Bedroom with Ensuite  
Two Further Double Bedrooms, One Ensuite  
Family Bath/Shower Room

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Manicured Garden with Terrace \* Off Road Parking





## DELIGHTFUL FAMILY HOME IN TUCKED AWAY LOCATION

This delightful family home offers light and spacious accommodation and is immaculately presented throughout.

The ground floor offer predominantly open-plan family living consisting of a reception hall area which opens into the double aspect sitting room with fireplace and doors to the terrace, in turn this opens into the kitchen/dining room, again with doors opening to the terrace, and then leads back into the reception hall. There is also a study, a utility room, a cloakroom and a double bedroom with ensuite shower room.

One the first floor there is a principal bedroom with ensuite bath/shower room, two further double bedrooms, one of which has an ensuite shower room and there is also a separate bath/shower room.

Outside there is ample off road parking and the enclosed garden to the rear is charmingly manicured with a paved terrace.

This stunning home is situated in a tucked away peaceful location within the sought after village of Benenden.





## 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.

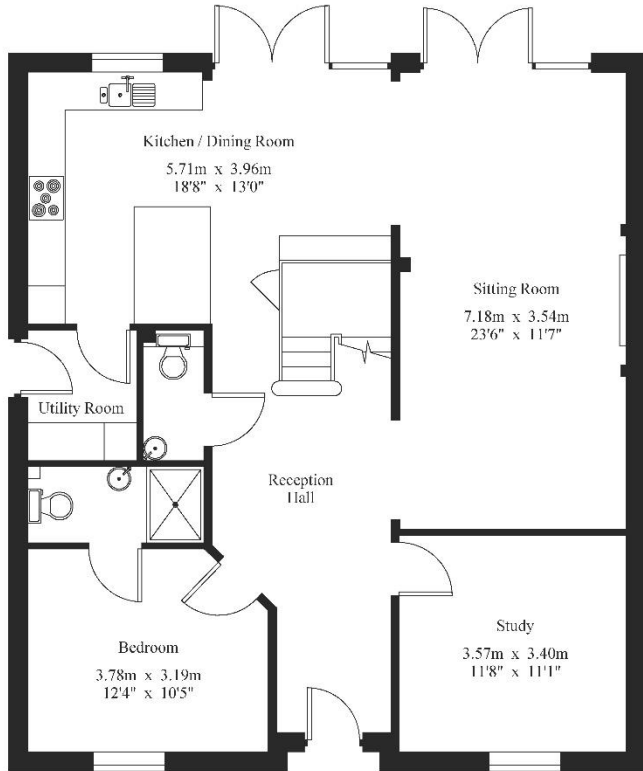
## SCHOOLS AND CONNECTIONS

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 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.



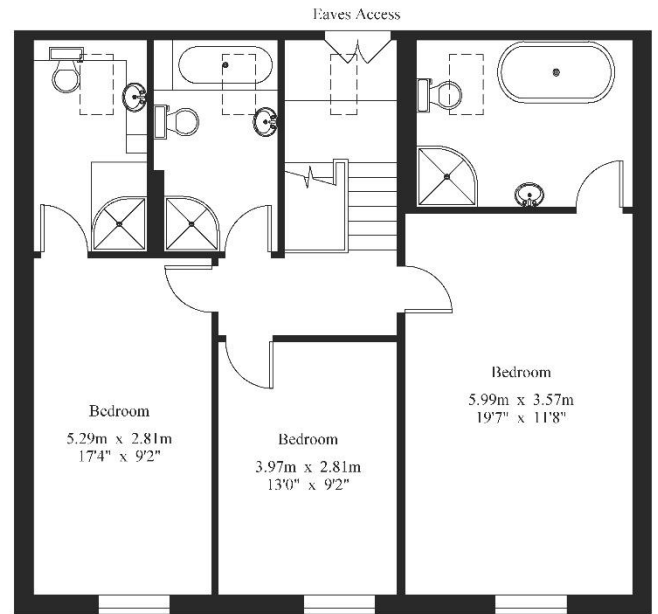




Ground Floor

## Teazle Cottage

Gross Internal Area : 182.4 sq.m (1,963 sq.ft.)



First Floor



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## SERVICES

Mains utilities all connected. Gas fired central heating.

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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