



'Our Focus Determines Your Reality'



Mill Street  
Iden Green  
Benenden  
Kent  
TN17 4HH



Sitting Room \* Dining Room \* Kitchen \* Utility Room  
Family Bath and Shower Room

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Principal Bedroom \* Further Double Bedroom

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Garden \* Terrace \* Garage \* Off Road Parking

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Stunning Far-Reaching View



## CHARMING DETACHED GRADE II LISTED COTTAGE

Enjoying far reaching countryside views, this charming Grade II Listed detached cottage is located in the sought after hamlet of Iden Green. With a wealth of period features, the cottage exudes character throughout whilst benefitting from the comforts of modern living.

The accommodation consists of a sitting room with wood burning stove, a dining room with Rayburn, vaulted kitchen, utility room and family bath and shower room on the ground floor.

On the first floor there is a principal bedroom with built-in storage and stunning far-reaching views and a further double bedroom again with the stunning views.

Outside a drive provides off road parking and leads to the detached garage/workshop which could be developed subject to the necessary planning permissions to create an annex. The attractive garden has a paved terrace with steps up to an area of lawn which is bordered with mature planting.

Conveniently located for access to the Cranbrook School and the local amenities at both Cranbrook and Hawkhurst.



## IDEN GREEN

Iden Green boasts a gastro pub, The Woodcock, tennis club and kindergarten, and has easy access to the Village of Benenden with an award-winning pub, The Bull, a large general store and post office, a hairdresser and a good butcher. More comprehensive shopping is available in nearby Tenterden, Cranbrook or Hawkhurst where there are a Waitrose and a Tesco supermarket.

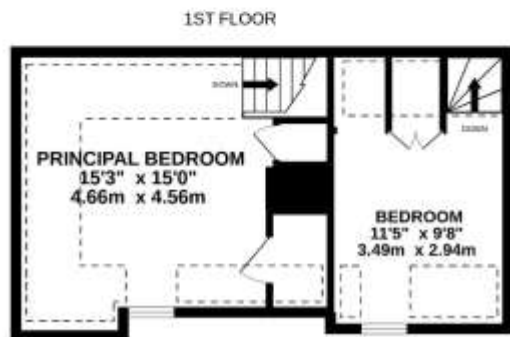
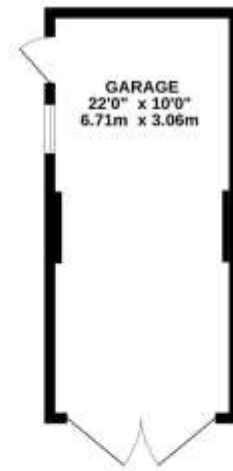
## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans and Dulwich School in the area. There are grammar schools further afield (but within Kent catchment area) in Tunbridge Wells and Ashford.

Mainline Rail Services available from Headcorn, Staplehurst and Etchingham where there is also a Bistro. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.



GROSS INTERNAL FLOOR AREA (excluding Garage) 1,213SQ FT. (112.75Q M.)  
 (no guarantee is given to the square footage of 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, 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.



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