



'Our Focus Determines Your Reality'



Walkhurst Road
Benenden
Kent
TN17 4DR



Entrance Hall * Kitchen/Dining/Family Room * Sitting Room
Dining Room * Utility Room * Cloakroom

Principal Bedroom Ensuite
Two Further Double Bedrooms * Family Bathroom

Enclosed Garden * Courtyard * Double Garage * Off Road Parking



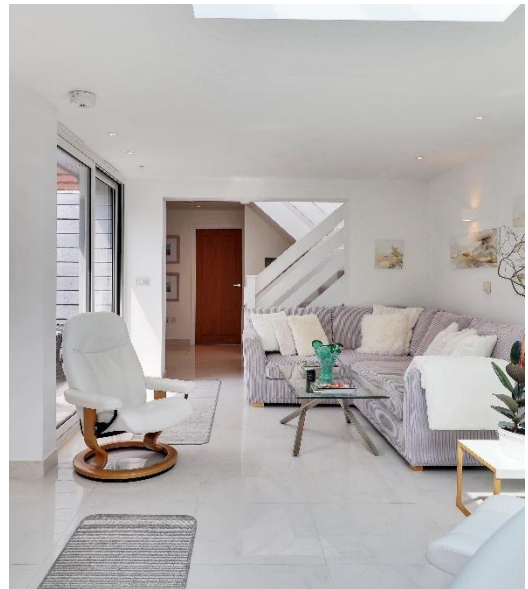
FAMILY HOME WITH A CONTEMPORARY TWIST

This family house was totally renovated and extended in 2016 to a high standard, offering a stunning detached contemporary style home, with well-proportioned rooms, filled with natural light. Situated on a sought-after country road in Benenden, the house is ideally positioned for access to Benenden, Cranbrook and Tenterden and the related amenities.

The accommodation consists of an entrance hall, a sitting room with a contemporary fireplace, and doors opening into the dining room, a triple aspect light-filled kitchen/breakfast/family room with roof lantern and doors opening to the garden and to a separate sheltered totally enclosed courtyard, there is also a utility room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage and an ensuite shower room, two further double bedrooms and a family bathroom.

Outside a brick driveway provides ample off-road parking and leads to the double garage with rear doors opening into the garden; water and power have been included and subject to necessary permissions the garage could be developed for alternative use. The garden to the front is laid to lawn bordered with mature hedging. A gate leads to the back garden with is laid predominantly to lawn with areas of paved terracing and again with mature hedging creating seclusion.





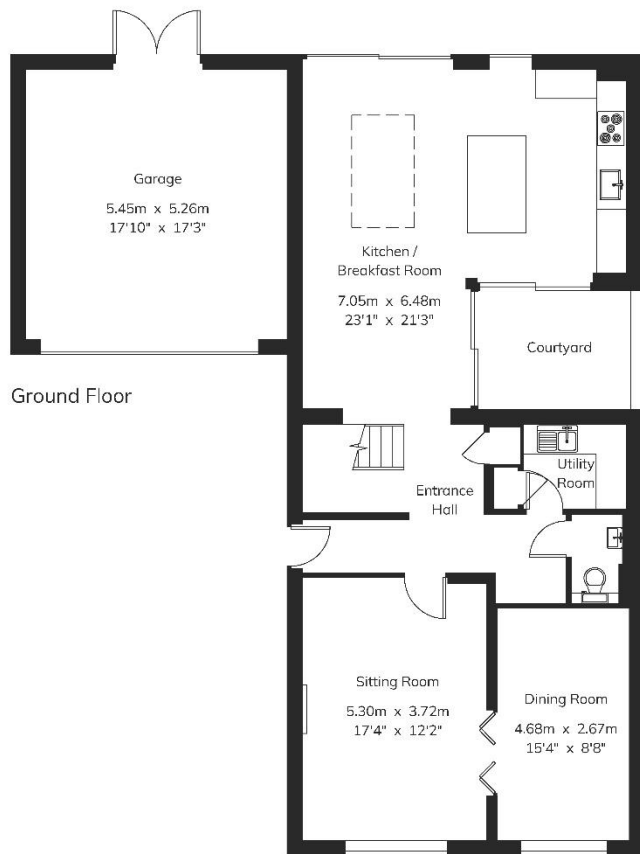
BENENDEN

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 and a hairdresser. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

SCHOOLS AND CONNECTIONS

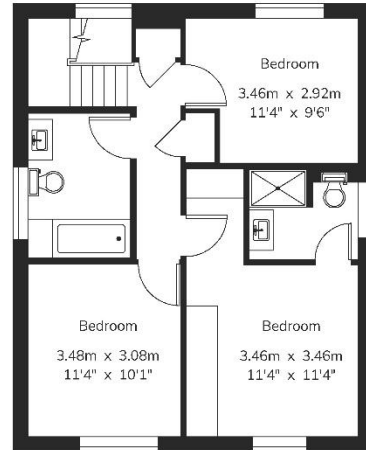
There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought-after Cranbrook School Catchment Area but is also close to the local Benenden Church of England Primary School.

Mainline Rail Services are available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst give access to the Motorways.



Cob Trees

**Gross Internal Area : 179.9 sq.m (1936 sq.ft.)
(Including Garage)**



SERVICES

All mains utilities connected. Gas fired central heating. Underfloor heating to the kitchen/breakfast/family room and the ensuite.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: D

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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