



'Our Focus Determines Your Reality'



Goddards Green Road
Benenden
Kent
TN17 4AN



Sitting/Dining Room * Family Room * Kitchen/Breakfast Room
Utility Room * Shower Room

Principal Bedroom, Jack 'n' Jill Ensuite
Three Further Double Bedrooms * Family Shower Room

Grounds Approximately 9.3 Acres * Various Outbuilding
Off-Road Parking



SECLUDED GRADE II LISTED COUNTRY HOUSE SET IN APPROX. 9.3 ACRES

If a rural location is paramount, then look no further. This detached Grade II Listed country house is believed to date from the 17th century with later additions, in particular electricity in the 1980s. Once the farmhouse to the Hemsted Park estate, now the Benenden Girls School, the property sits centrally within the 1,000 acres of Hemsted Forest.

Exhibiting many character features including exposed beams and fireplaces on the inside, there are delightful established gardens and grounds on the outside, amounting to approximately 9.3 acres, together with numerous outbuildings including a barn and open wood store.

The accommodation, with good ceiling heights throughout, consists of a triple aspect sitting/dining room with exposed beams and feature inglenook fireplace, a triple aspect family room with door to outside, a double aspect kitchen/breakfast room with exposed brickwork and feature internal log store, a utility room with access to outside and a ground floor shower room.

The good ceiling heights and exposed beams continue to feature through the first floor where there is a principal bedroom with fireplace, built-in storage and an ensuite Jack 'n' Jill bathroom shared with a double aspect, double bedroom. There are two further double bedrooms and a family shower room.





OUTSIDE

As the only property in Hempsted Forest, the house sits in an enviable position along a private road, a tranquil oasis set in stunning formal gardens with areas of lawn, well-stocked flower and shrub beds and mature trees. The woodland garden contains a selection of established Acers, with further areas of bluebell wood. In addition to the formal garden and the natural garden there is a vegetable garden. The remainder of the land is utilised as paddocks with stock fencing and mains fed water troughs.

Within the grounds there are a variety of outbuildings ranging from a machine store and workshop to an open barn, an open wood store to a five bay open barn, pony shelters and feed store to a detached barn with vaulted first floor.



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

SCHOOLS AND CONNECTIONS

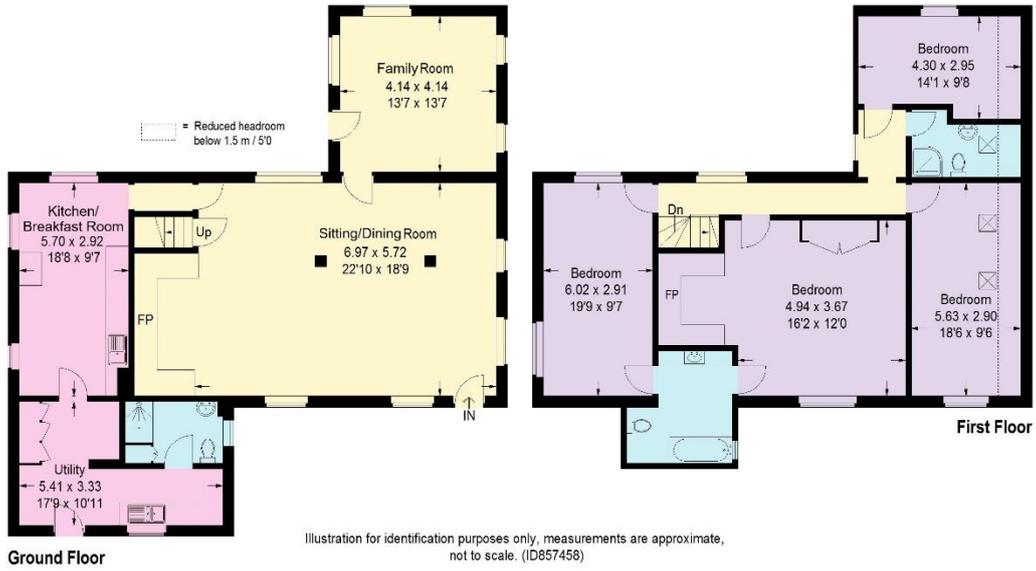
There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought-after Cranbrook School Catchment Area but is also close to the local Benenden Church of England Primary School.

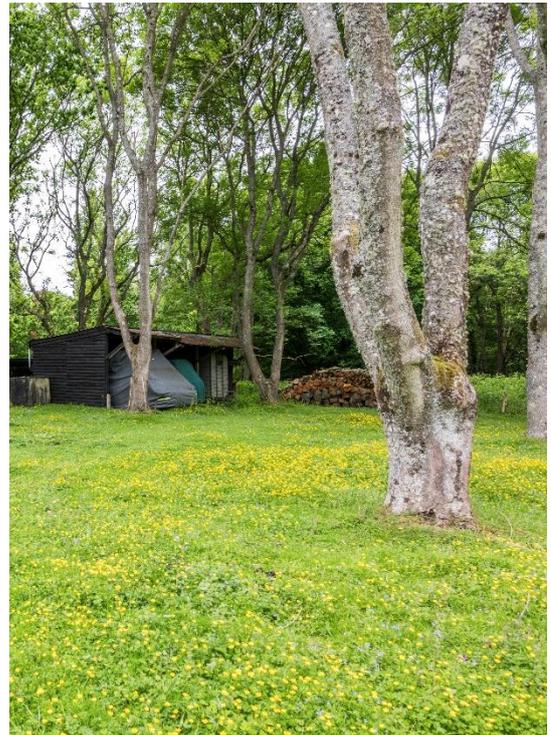
Mainline Rail Services to London are available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst give access to the Motorways.



Dockenden

Approximate Gross Internal Area
Ground Floor = 109.7 sq m / 1181 sq ft
First Floor = 96.3 sq m / 1036 sq ft
Total = 206.0 sq m / 2217 sq ft





Dockenden

Approximate Gross Internal Area
381.0 sq m / 4101 sq ft



Outbuildings
(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. (ID857458)

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage. Starlink SpaceX wifi is used by the current owners.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: n/a

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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