



'Our Focus Determines Your Reality'



Rolvenden Road
Benenden
Kent
TN17 4BU



Entrance Hall * Kitchen/Dining/Sitting Room * Study/Bedroom
Utility Room * Cloakroom
Two Ground Floor Bedrooms * Family Bathroom

Principal Bedroom Suite

Enclosed Garden with Generous Terrace * Off Road Parking



NEWLY COMPLETED BARN CONVERSION

Newly completed, this charming barn conversion provides the comfort of modern living including underfloor heating and enjoys a convenient location on the outskirts of the popular village of Benenden. Enjoying far reaching countryside views the barn sits in its own gardens.

The accommodation consists of an entrance hall, a triple aspect open-plan kitchen/dining/sitting room with bi-fold doors out to the elevated terrace, utility room and cloakroom with the ground floor completed by two bedrooms, and a study/bedroom, together with a bathroom.

On the first floor there is a principal bedroom suite comprising a double bedroom, dressing room and ensuite shower room.

In the spacious principal bedroom suite and additional bedrooms, the carpets will be included and will be chosen by the buyers.

Outside a drive leads passed the barn to an area of off-road parking. The enclosed garden is laid to lawn with a generous, elevated paved terrace ideal for entertaining, and from which to enjoy the far-reaching views



BENENDEN

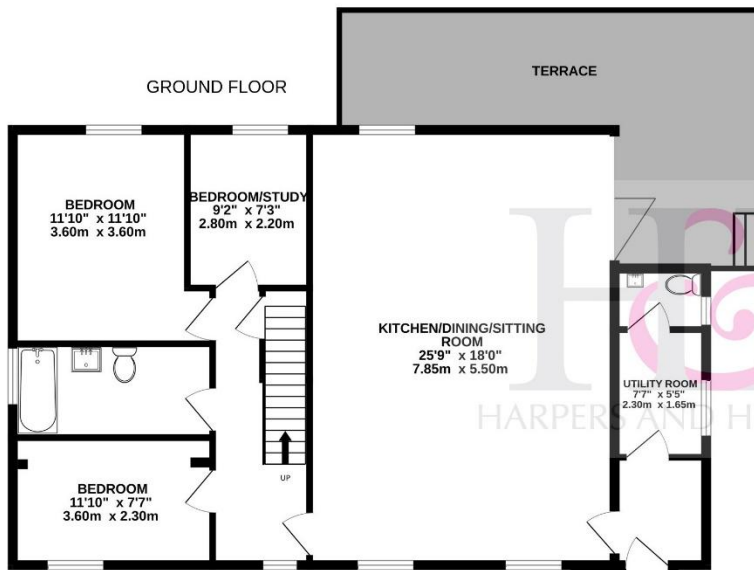
The charming green is a focal point of the sought-after village of Benenden which also benefits from an award-winning pub, a large general store and post office, a nail bar and a good butcher. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

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.

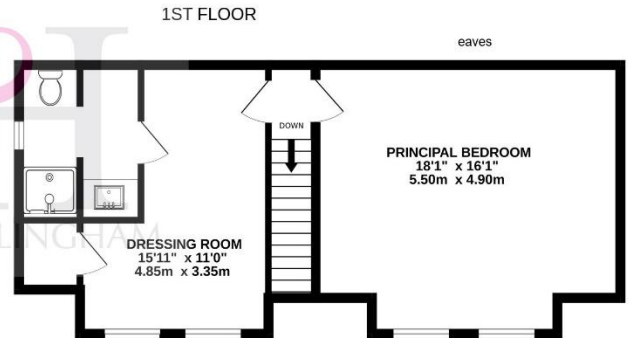
Mainline Rail Services are available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst give access to the Motorways.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,757SQ.FT. (163.3SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included with 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, gas and water. Underfloor heating. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band tbc

EPC Rating: tbc

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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