



'Our Focus Determines Your Reality'



Rolvenden Road
Benenden
Kent
TN17 4EH



Entrance Hall * Sitting Room * Family Room * Study
Kitchen/Dining Room with Pantry * Utility Room * Cloakroom
Ground Floor Double Bedroom with Ensuite

Principal Bedroom Suite * Three Further Double Bedrooms
Family Bathroom

Enclosed Grounds Approximately 0.7 Acres
Potting Shed * Brick Built Garden Store * Integral Double Garage
Expansive Driveway with Coaching Circle



SUBSTANTIAL VILLAGE HOME WITH VIEWS

This substantial, detached family home enjoys views across the High Weald aided by the ha-ha along the rear boundary and sits in mature grounds of approximately 0.7 acres. Sheltered by a variety of trees and high hedges, the property enjoys a convenient location on the outskirts of the much sought after village of Benenden with a paved footpath all the way to the village centre.

The versatile accommodation consists of an entrance hall, a double aspect sitting room with fireplace, a study, a family room with doors to the terrace, a double aspect kitchen/dining room with pantry and doors to the garden, a utility room with door opening onto the driveway and a cloakroom; completing the ground floor there is a double aspect, double bedroom with doors to the terrace and an ensuite bathroom with a door to outside having once been the gardeners w.c., there is also access to the integral double garage.

On the first floor there is a principal bedroom suite, comprising a double bedroom, an ensuite bathroom and a dressing room currently used for storage. There are three further double bedrooms and a family bathroom. Subject to the necessary permissions, there is scope to create a self-contained annexe.

Outside a gate opens onto an expanse of drive featuring a lawned coaching circle and providing ample off-road parking. The garden wraps around the property and is laid predominantly to lawn with mature trees, well-stocked flower and shrub beds and established hedging. There is an original well below a feature canopy, a garden store and a potting shed.



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. 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 AREAS (excluding Potting Shed) 2,029.95SQ FT (272.25Q.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 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 illustration 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

All mains utilities connected. Gas fired central heating. Fibre not yet connected to the property but believed to be available in the road.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: C

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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