



‘Our Focus Determines Your Reality’



ORCHID at GARLAND PARK
Goddards Green Road
Benenden
Kent
TN17 4AX



PLOT 3

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

Principal Bedroom, Ensuite
Three Further Double Bedrooms, One Ensuite
Family Bath and Shower Room

Enclosed Landscaped Garden * Garage * Car Barn * EV Charger
Driveway Parking



This version of the Orchid features a brick and tile hung finish with decorative Tudor detailing.

The well laid out home has an open-plan kitchen/dining room with an island, and a bay window looking out to the front of the property allow light to flood this family space. There is an adjacent utility room offering extra storage and a door to outside. The sitting room with space for a fireplace, is at the rear of the home, with bi-fold doors opening out onto the turfed garden; while a well-portioned study is the perfect space to work from home.

As standard, the kitchens are supplied with fully integrated appliances including a Neff double oven, five ring induction hob, fridge freezer and dishwasher. Designed for the modern-day living. The ground floor completes with underfloor heating (supplied via air-source heat pump), a tiled WC and a storage cupboard.

On the first floor, the principal bedroom benefits from built-in wardrobes and an ensuite shower with rainfall showerhead, there are three further double bedrooms, one with an ensuite shower whilst the two further double bedrooms share the family bath and shower room.

The Orchid comes with a garage, a car barn, driveway parking for two and an EV car charging point. The garden to the front is landscaped which a path to the front door dissecting the lawn.



GARLAND PARK

Introducing Garland Park, an exclusive new development in the picturesque village of Benenden. Thoughtfully designed and crafted by Esquire Developments, each home at Garland Park reflects the timeless charm of the Kent countryside while offering contemporary comfort and quality throughout.

Garland Park provides an exceptional lifestyle surrounded by open landscapes, scenic walks, and a welcoming village community. Perfectly placed for modern living, residents can enjoy the tranquillity of the countryside while remaining well connected. Not just a place to live, Garland Park is a place to enjoy a lifestyle.

Experience the beauty of rural Kent with the comfort and craftsmanship of an Esquire home.

The charming green is a focal point of the sought-after village of Benenden which also benefits from an award winning pub, and general store and post office, and is also home to the renowned Benenden School - one of the UK's leading independent girls' schools.

Nearby Cranbrook and Tenterden offer boutique shopping, cafés, and restaurants, while excellent road links and train connections provide easy access to London and the Kent coast.

There are many other excellent private and state schools for children of all ages in the area including the local Primary School and the well-regarded Cranbrook School.





SERVICES

Mains electricity, water and drainage.

Underfloor heating provided to downstairs, upstairs heated via radiators all powered by an air source heat pump.

EPC Rating: tba

Tunbridge Wells Borough Council - Council Tax Band tba

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

	MM	FT
Living Room	4935 x 3845	16'2" x 12'7"
Kitchen / Dining	8100 x 3845	26'7" x 12'7"
Study	2935 x 2580	9'7" x 8'5"

	MM	FT
Master Bedroom	3845 x 3790	12'7" x 12'5"
Bedroom 2	3845 x 3430	12'7" x 11'3"
Bedroom 3	3545 x 3265	11'7" x 10'8"
Bedroom 4	3690 x 3660	12'1" x 12'0"

All images and floor plans are for illustrative purposes only and may be changed due to existing building constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

DIRECTIONS

With our Office in Cranbrook on the right, continue down Stone Street, take the turning on the right onto The Hill. Continue onto Cranbrook Road at the crossroads turn right onto Golford Road, continue on this road, as it becomes New Pond Road turn left into Goddards Green Road, continue on this road passing the hospital, Garland Park is on the right-hand side.

GARLAND PARK THE DEVELOPMENT

The Key

	THE CRESCENT COLLECTION 4 bedroom houses
	Cherry 3 bedroom house
	Chestnut 3 bedroom house
	Hazel 3 bedroom house
	Daffodil 3 bedroom house
	Sycamore 4 bedroom house
	Pear 4 bedroom house
	Mulberry 4 bedroom house
	Lily 4 bedroom house
	Orchid 4 bedroom house
	Apopkorn 5 bedroom house
	Hemlock 3 bedroom house
	Alder 3 bedroom house
	Affordable Housing
	SUB STATION



* External pictures are CGI whilst properties are under construction

** Internal pictures are from existing and or previous Esquire show homes which may include client upgrades and are used for illustrative purposes only

GARLAND PARK

THE DEVELOPMENT

GODDARDS GREEN ROAD, TN17 4AX

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