



- "Chocolate Box" Grade II Listed Cottage
- Entrance Hall/Study
- Double Aspect Sitting/Family Room
- Farmhouse Style Kitchen/Dining Room
- Utility Room and Cloakroom
- Principal Bedroom with Ensuite
- Three Further Bedrooms, Family Bathroom
- Mature Garden with Far-Reaching Views

Description

IDEN GREEN - CRANBROOK SCHOOL CATCHMENT

This "chocolate box" detached Grade II listed cottage located on the edge of Iden Green offers flexible accommodation with the advantage of having far-reaching views across the surrounding fields and paddocks.

Built in the early 1800's with later additions the accommodation comprises an entrance hall/study, double aspect, split-level sitting/family room with fireplace and log burning stove, a farmhouse style kitchen/dining room with doors to paved terrace, a utility room and cloakroom, on the ground floor. On the first floor there is a principal bedroom with built-in storage and an ensuite shower room, three further bedrooms and a family bath/shower room with a roll top bath.

Outside a five bar gate opens onto a gravel driveway providing ample off road parking and leading to the detached double garage. The garden is laid predominantly to lawn with mature shrubs and flower beds, trees and established hedging, adjoining fields and paddocks. The paved terrace is an ideal place to enjoy the view.

Tunbridge Wells Borough Council - Council Tax Band F
EPC Rating: D





Iden Green has easy access to the Village of Benenden with the award winning Bull public house, a community run general store and post office, and hairdresser. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

In addition to Cranbrook School and Benenden Primary School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans and Dulwich School in the area.

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

SERVICES:

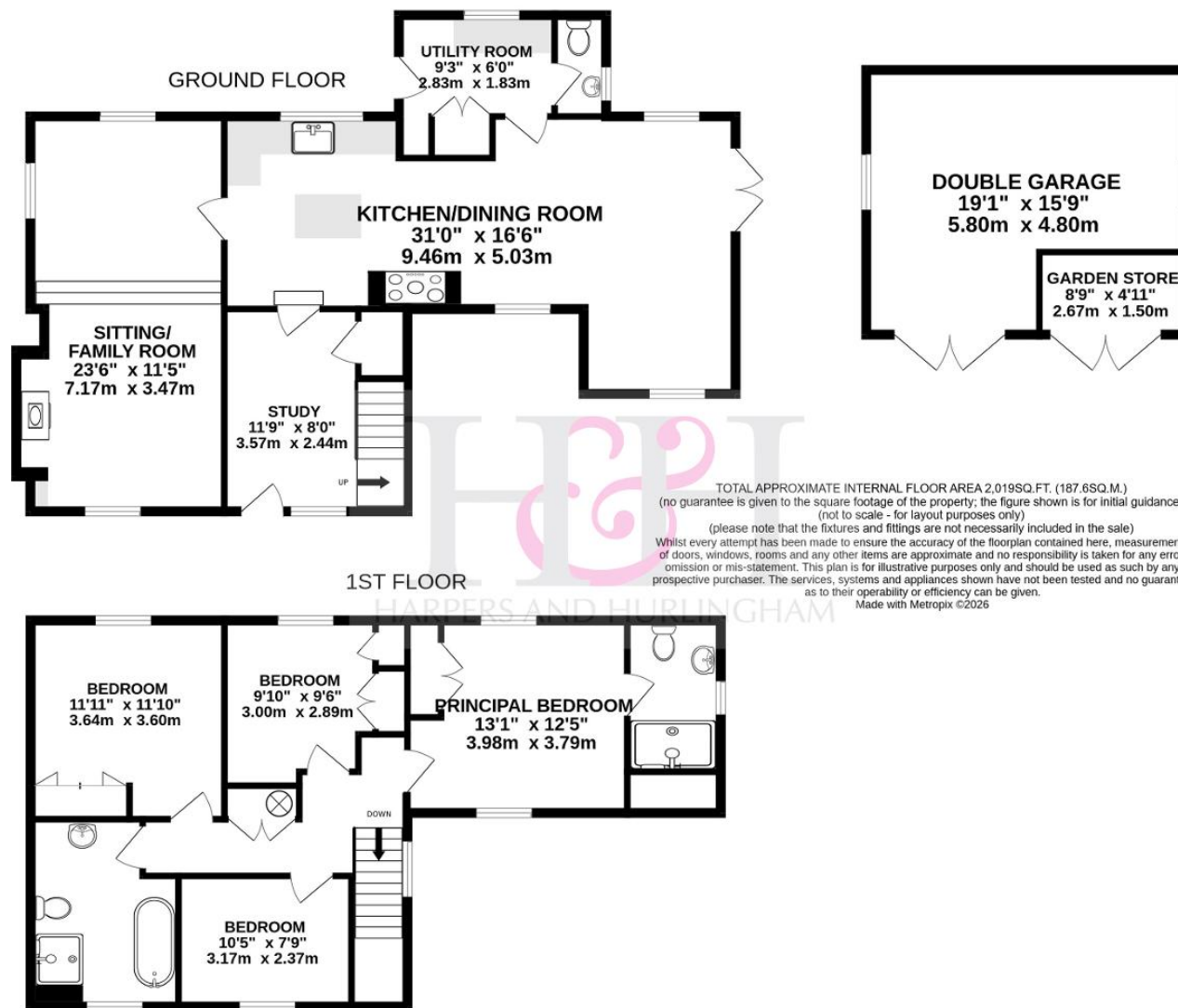
Mains electricity, water and drainage.

Oil fired central heating.

Fibre broadband available.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	63 D
39-54	E		
21-38	F		
1-20	G		

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



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