



Substantial 1930s home in delightful grounds

Oak Trees, Goddards Green Road, Benenden, Kent TN17 4AR

Freehold



Reception Hall • Three Reception Rooms • Kitchen/
Breakfast Room • Six Bedrooms • Family Bathroom and
Two WCs • Normandy Barn • About 5.5 acres •
Cranbrook School catchment (2020)

Local information

Hemsted Forest is nearby with many wonderful walks. Benenden (1.5 miles) has a Community village shop with Post Office, excellent butchers, primary school and public house. Cranbrook, Tenterden, Tunbridge Wells and Maidstone have more extensive shopping and leisure facilities.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Eurostar trains are available from Ashford International and a high speed train service runs from Ashford to London St Pancras in about 37 minutes.

There is an excellent range of schools in the area in both the state and private sectors at primary and secondary levels. The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airports and other motorway networks.

About this property

Coming to the market for the first time in over 42 years, Oak Trees is an extremely well proportioned six bedroom family home dating from the 1930s. The house, which sits well back from the road surrounded by its beautifully established gardens and grounds, retains a wealth of features typical of the period. Outside to the east there is a most impressive Normandy barn of over 1,550 sq ft which is currently utilised for garaging and storage purposes.

- Oak Trees features oak flooring to a number of rooms, diamond leaded light windows with wooden frames and two sets of french doors opening to a southerly facing terrace.

- Reception rooms comprise a dining room and interconnecting drawing and sitting rooms, all with fireplaces, the latter inset with a wood burning stove.

- The kitchen is equipped with modern cupboards, an Everhot range, walk-in pantry and utility room.

- Over the first floor are six bedrooms, five of which enjoy a southerly aspect with lovely garden vistas. The bedrooms are served by a family bathroom and separate WC. Ladder access can be gained to a generous loft area spanning the length of the house.

- The gardens and grounds are a delight with a superb display of deciduous and coniferous trees and shrubs. Towards the southern end lie a former grass tennis court/croquet lawn and a maze, created using mixed hedging.

Tenure

Freehold

Local Authority

Tunbridge Wells Borough Council
Tax Band G

EPC rating = E

Viewing

Strictly by appointment with
Savills





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Gross internal area (approx) 2,990 sq ft

Outbuildings 1,558 sq ft

Total 4,558 sq ft



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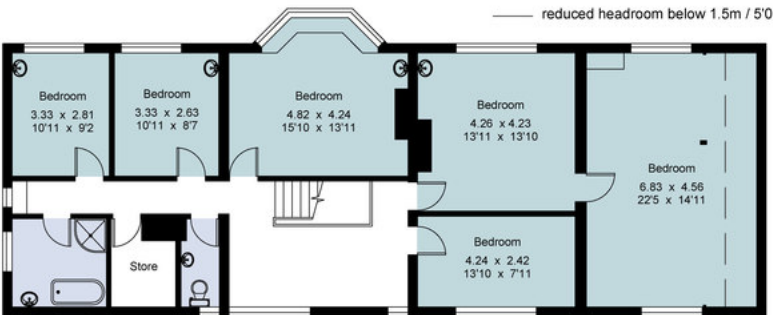
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Oak Trees, Benenden

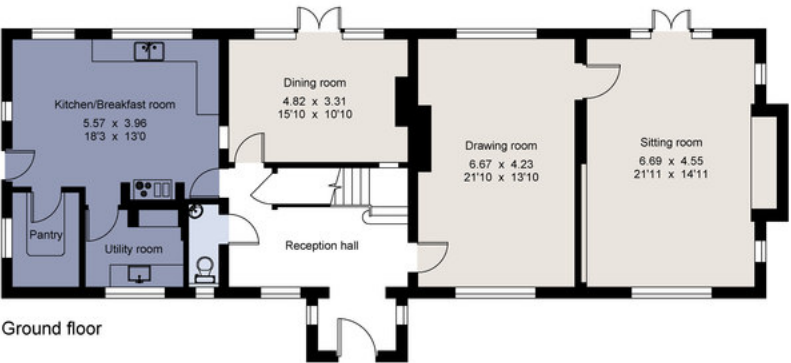
Gross internal area (approx) 277.8 sq m/ 2,990 sq ft

Garage 144.7 sq m/ 1,558 sq ft

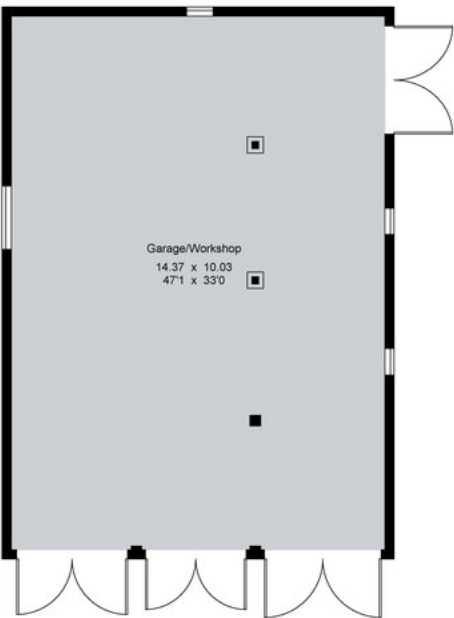
Total 422.5 sq m/ 4,548 sq ft



First floor



Ground floor



For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	72
England, Scotland & Wales	EU Directive 2002/91/EC	

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