





# Standen Barn, Standen Street, Benenden, TN174LA.



A beautifully presented converted barn with a separate cottage, situated in a superb rural setting and within the Cranbrook School Catchment Area. The property offers flexible reception/family accommodation blending contemporary and modern living, as well as fantastic gardens and grounds with wonderful views over the surrounding countryside.

Benenden 2 miles. Cranbrook 5 miles. Tenterden 5.5 miles. Etchingham station 9 miles (London Bridge from 64 minutes). Staplehurst station 10 miles (London Bridge from 51 minutes). Ashford International station 18 miles (London St Pancras from 38 minutes). Tunbridge Wells 19 miles (London Bridge from 46 minutes). M20(J6) 20 miles. London 56 miles.

(All times and distances approximate)





























# **The Property**

Standen Barn is set well back from the lane and comprises an attractive unlisted converted barn which is beautifully presented throughout. The property boasts impressive and flexible reception/family accommodation and provides a good mix of contemporary living and period features including a wealth of exposed beams, fireplace, high ceilings and double glazing throughout.

A particular feature of the property is the impressive open plan kitchen/breakfast/family room which provides the perfect entertaining space and opens out onto the rear terrace and gardens.

In addition to the main residence there is a detached brick built cottage which provides a kitchen/breakfast room, sitting room with fireplace and wood burner, a ground floor bathroom and three bedrooms.

The barn and cottage both offer huge potential to use as ancillary family accommodation but also as a source of income for holiday lets, 'Airbnb' or an office suite with the ability to create a self-contained one bedroom annexe in the main barn.

## **Gardens and Grounds**

The property is approached over a gravelled driveway leading to a circular parking area giving access to the barn, cottage and garage. There is a right of way for one neighbour over the driveway and a public footpath to one side. The double garage provides two closed garages as well as an attached workshop, all under a tiled roof.

The gardens and grounds are a particular feature and have been beautifully landscaped and maintained with lawned areas and a multitude of mature trees, shrubs and plants surrounding. There is also a large paved terrace, a vegetable garden, two greenhouses and a small orchard. The gardens have wonderful views over the surrounding countryside and in all the property extends to about 1.1 acres (tbv).

### **Services**

Mains water and electricity. Private drainage. Oil-fired central heating in barn; LPG heating in cottage.





### Situation

Standen Barn occupies a delightful rural setting with wonderful views over the surrounding countryside. The village of Benenden offers a post office and general stores, butcher, two inns, delightful parish church, primary school, world renowned private secondary school, and village green with cricket pitch. Cranbrook, with its pretty High Street, provides a further range of shopping facilities serving all the usual day to day needs. The neighbouring town of Tenterden is also easily accessible, as is the major centre of Royal Tunbridge Wells with its comprehensive range of shopping, commercial and recreational amenities. For the commuter there is access onto a number of major road routes. There are mainline stations at Etchingham and Staplehurst providing a regular train service to London. Ashford International offers a train service to London St Pancras and the continent via the Eurostar. There is a good range of schools in the area in both the private and state sectors and the property sits within the Cranbrook School Catchment Area.

# **Local Authority**

Tunbridge Wells Borough Council, Tel. 01892 526121.

#### **Tenure**

Freehold.

# **Directions (TN174LA)**

From Tunbridge Wells proceed south on the A21 and turn left onto the A262 towards Goudhurst. Proceed through the village and turn right onto the B2085 (signposted Hartley). At the junction with the A229, turn left and then immediately right onto the B2086 (signposted Benenden). Just before the village turn right (signposted Iden Green). Proceed to Iden Green, and at the crossroads turn left into Standen Street. After approximately 1 mile, the property will be found on the left hand side immediately before the post box.









Approximate Gross Internal Floor Area House: 418.4 sq.m. / 4503 sq.ft. Cottage: 116.2 sq.m. / 1250 sq.ft. Garage: 47.1 sq.m. / 506 sq.ft.

Garage: 47.1 sq.m. / 506 sq.ft. TOTAL: 581.7 sq.m. / 6259 sq.ft.





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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2020. Photographs and videos dated xxxxx 20xx. Our ref. SPB/xxxxxxx

