

Yew Tree House Benenden Kent







Yew Tree House, Walkhurst Road, Benenden, Kent.



Tunbridge Wells Borough Council,
Tel. 01892 526121

Freehold



A substantial Grade II listed family home with the benefit of an unconverted oast house, swimming pool, outbuildings, garage and about 1.43 acres of beautiful gardens and grounds. The property is located in the heart of Benenden village, close to the local amenities and within the Cranbrook School Catchment Area.

Cranbrook 3.5 miles. Tenterden 5 miles. Staplehurst station 8 miles (London Bridge from 51 minutes). Etchingham station 10 miles (London Bridge from 65 minutes). Rye 13.4 miles. Maidstone 16.3 miles. Ashford 17 miles (London St Pancras 36 minutes). Tunbridge Wells 17.5 miles. London 53 miles.

(All times and distances approximate)



The Property

Yew Tree House is a substantial Grade II listed family home, located in the heart of Benenden village, within walking distance of all local amenities.

Internally the property boasts well proportioned reception rooms and fantastic family accommodation and, although in need of refurbishment, offers the opportunity to create a wonderful family home.

The impressive double aspect drawing room has a wonderful inglenook fireplace. A door leads through to the stunning kitchen/breakfast room which sits at the rear of the house and has a wonderful vaulted ceiling with exposed timbers to the breakfast area. Double doors open out to the rear terrace and gardens. There is also a walk-in larder and a useful utility room. A formal dining room with fireplace, a play room and a ground floor shower room complete the accommodation on this level.

From the entrance hall, stairs lead up to the first floor landing which provides access to the five bedrooms and two bathrooms. On the second floor there are three further bedrooms.

Gardens and Grounds

The house is approached over a private driveway leading to the parking area and detached garage. The beautiful gardens and grounds surround the property and include formal lawned areas, paved terraces, a heated swimming pool with paved surround and a multitude of mature trees, shrubs and plants.

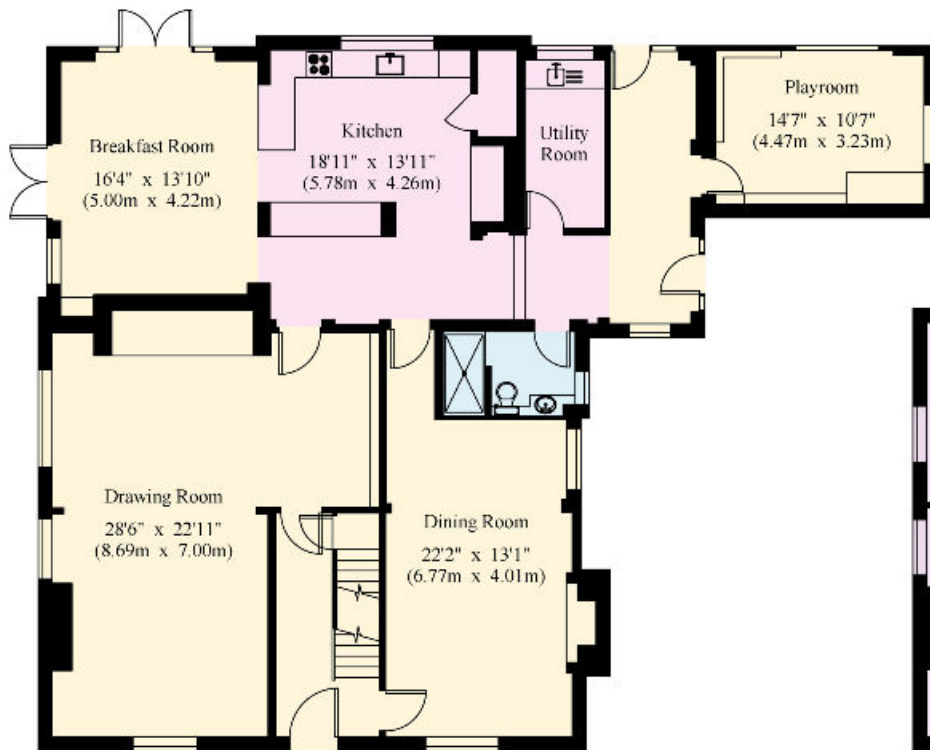
In addition to the main residence there is a large unconverted oast house (currently divided into four store rooms) which would be ideal for ancillary accommodation (subject to obtaining the necessary planning consents). There are various other outbuildings and in all the property extends to approximately 1.43 acres.

Services

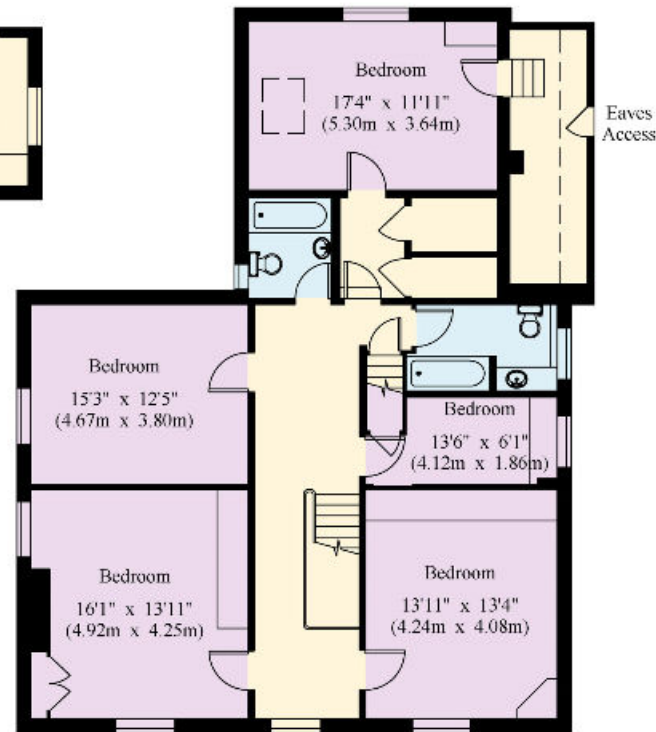
Mains water and electricity. Oil central heating. Mains drainage.



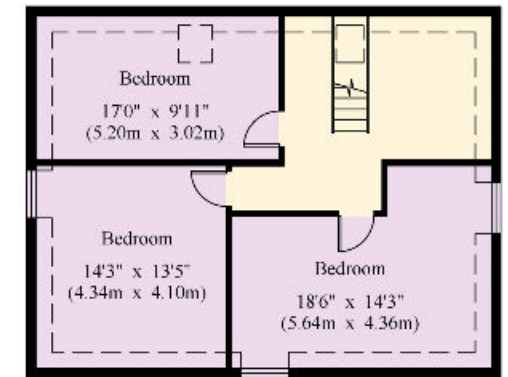




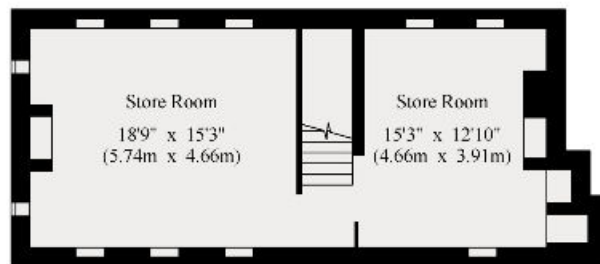
Ground Floor



First Floor



Second Floor



Cellar

Approximate Gross Internal Floor Area
House: 463.7 sq.m. / 4991 sq.ft.

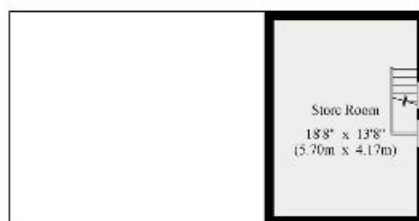
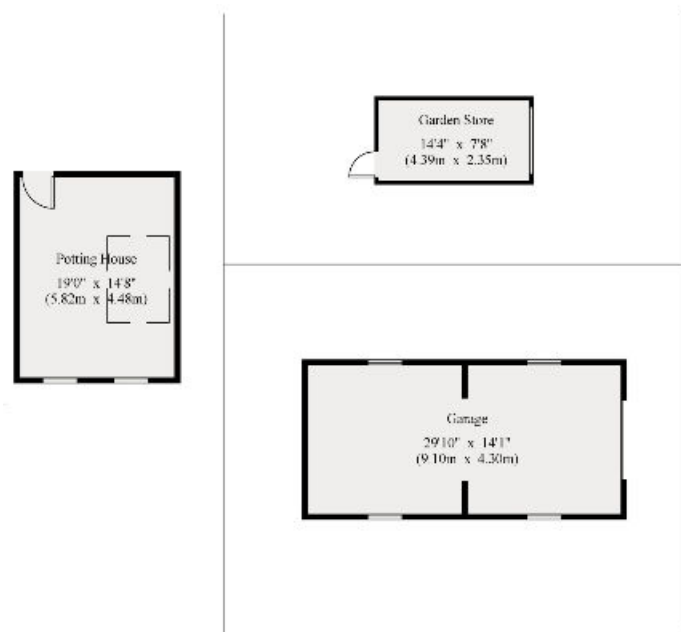
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



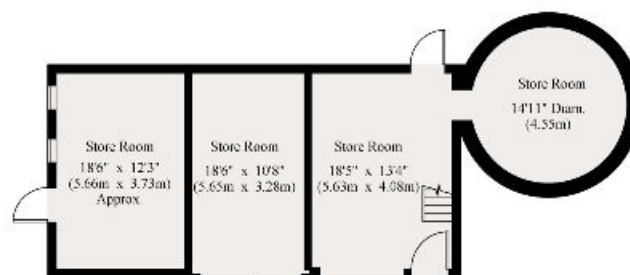


Approximate Gross Internal Floor Area
Potting House: 26.2 sq.m. / 282 sq.ft.
Garden Store: 10.2 sq.m. / 109 sq.ft.
Garage: 39.3 sq.m. / 423 sq.ft.
Oast Building: 105.9 sq.m. / 1139 sq.ft.
TOTAL: 645.3 sq.m. / 6944

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First Floor



Ground Floor



Situation

Yew Tree House is located in the heart of the popular village of Benenden which provides for all the usual daily needs with its post office/shop/cafe, butcher, two inns, delightful parish church, village hall, primary school, world renowned private secondary school and village green. The nearby towns of Cranbrook and Tenterden, with their picturesque High Streets, offer a wider range of quality shops, restaurants, banks, supermarkets and a leisure centre at Tenterden. Comprehensive facilities are available in Tunbridge Wells, Maidstone and Ashford. Staplehurst station provides a mainline commuter service to London. There is an excellent choice of state and private schools in the area including Benenden School for Girls, Dulwich Preparatory at Cranbrook, St Ronan's and Marlborough House at Hawkhurst, Bethany at Goudhurst, Mayfield School (girls), and the property sits within the Cranbrook School catchment area. Leisure facilities in the area include golf at a number of courses; tennis at nearby Iden Green; sailing and fishing at Bewl Water and on the south coast; walking and off-road cycling at Bedgebury and Hemsted Forests.

Directions (TN17 4DR)

From Junction 5 of the M25, take the A21 south in the direction of Hastings. At the Forstal Farm Roundabout, turn left onto the A262 towards Goudhurst. Continue for 4.3 miles, passing through Goudhurst village, and turn right onto The B2085 Glassenbury Road (signposted Hawkhurst) by The Peacock Inn public house. At the end of this road, turn left then immediately right onto the B2086 Swattenden Lane (signposted Benenden). Continue for 3.7 miles and turn left onto Walkhurst Road (by the memorial statue). The entrance to Yew Tree House will be found on the left hand side.

Knight Frank
 Tunbridge Wells
 47 High Street
 Tunbridge Wells
 TN1 1XL

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Simon Biddulph
 01892 515035
simon.biddulph@knightfrank.com



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Particulars dated October 2021. Photographs and videos dated October 2021.

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