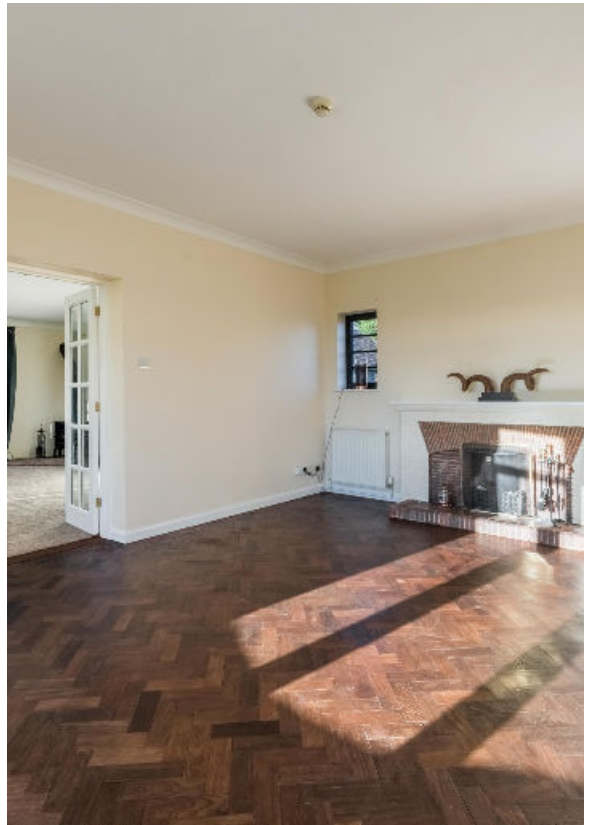




Hengist House, Benenden, Kent, TN17





Hengist House, Rolvenden Road, Benenden, Kent, TN17

A wonderful detached family house located in a superb and popular position in Benenden with fantastic rural views, yet within walking distance of the village amenities.

The property offers flexible accommodation as well as garaging with attached gym, a detached one bedroom annexe, detached partly converted barn/office and attractive gardens and grounds with a heated swimming pool set within a retractable glass pool house.



5-6



1-3



4-5



EPC
D

Tenure

Freehold

Local authority

Tunbridge Wells
Borough Council,
Tel. 01892 526121



The Property

Hengist House is a wonderful detached property offering flexible family accommodation with the added benefit of a detached one bedroom annexe and a detached partly converted barn/office. The generously sized reception hall has parquet flooring, w.c. and double doors leading out to the rear terrace and gardens. The double aspect dining room has windows to the front and a bay window to the rear, parquet flooring and feature fireplace. Double doors lead through to the sitting room which has an attractive wood burner and triple aspect windows to the front and side as well as French doors opening out to the rear gardens. The attractive kitchen/breakfast room has a bay window and door to the rear as well as a dining area and wooden flooring. There is also a ground floor office/study with windows to the front as well as a useful utility room and store. From the reception hall, stairs lead up to the first floor landing which gives access to the five bedrooms and family bathroom. The bedrooms all have windows to the rear and enjoy fantastic views over the gardens and countryside beyond. There is also a separate w.c. and fitted storage cupboards on the landing. Planning Permission exists to convert the loft space, extend the side and rear and convert the garden store into an annexe. Further details available at: tunbridgewells.gov.uk/planning Ref: 20/00871.

Gardens and Grounds

Hengist House is approached via an electronically operated gated entrance over a gravel driveway providing extensive parking. Adjacent to the main house there is a detached brick built annexe which provides an open plan living room with kitchen area and French doors to the garden, as well as a bedroom and en suite shower room. The timber built garage building offers two generously sized open bays as well as an attached room which is currently used a gym. There is a further outbuilding which has been partially converted to create a large office but offers flexibility for a variety of different uses. To the rear of the property the wonderful gardens have fantastic far-reaching views over the surrounding countryside and include a large paved terrace, lawned areas with flower borders and a heated swimming pool enclosed by a retractable glass pool house. A separate building houses the plant room and a shower/changing room.

Situation

Hengist 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 we understand 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.

Cranbrook 3.8 miles, Tenterden 5 miles, Staplehurst station 8.4 miles (London Bridge from 51 minutes), Etchingham station 9.6 miles (London Bridge from 65 minutes), Rye 13.8 miles, Maidstone 16.5 miles, Ashford 17 miles (London St Pancras 36 minutes), Tunbridge Wells 17.5 miles, London 53 miles. (All times and distances approximate)

Directions (TNI7 4EH)

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 on the B2086 for 4 miles and the entrance driveway to Hengist House will be found on the right-hand side.





Outbuildings -
garage/gym,
detached
annexe and
barn/office.



Approximate Gross Internal Floor Area
House: 219.8 sq.m. / 2366 sq.ft. Outbuildings: 236.3 sq.m. / 2544 sq.ft.
TOTAL: 456.1 sq.m. / 4910 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 below.

Services: Mains water and electricity. Gas-fired central heating. Mains drainage.



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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2022. Photographs and videos dated January 2022.

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