



COB TREES
WALKHURST ROAD, BENENDEN, KENT, TN17 4DR



**Lambert
& Foster**

CRANBROOK 4 MILES | TENTERDEN 5 MILES | STAPLEHURST 9 MILES

COB TREES, WALKHURST ROAD, BENENDEN, KENT, TN17 4DR

A beautifully presented and extended, detached family house, set back off this favoured lane, providing two reception room, three double bedroom accommodation including a main bedroom with en-suite shower room, stunning open plan kitchen/breakfast family room with island and underfloor heating complemented by neatly tended front and rear garden, ample parking and an attached double garage offering potential for conversion into additional accommodation subject to PP, all occupying a most convenient location, walking distance of the high street general store with coffee shop and The Bull pub. Cranbrook School catchment area.

GUIDE PRICE £795,000



DIRECTIONS

Using WHAT3WORDS; additives.recur.lofts



DESCRIPTION

Cob Trees is a beautifully presented and sympathetically extended, detached house, circa mid-1970s with recent additions, presenting mixed elevations of brick and tile hanging, set with UPVC double glazed windows, powder coated aluminium sliding doors, beneath a pitched tiled roof. The property was extended and comprehensively renovated to a high standard back in circa 2016 with an attention to detail, presenting an overall contemporary finish, including porcelain floor tiles, Thomas Sanderson colonial shutters, oak internal doors, soft room and display lighting. The accommodation in more detail includes an entrance hall with a built-in cloaks cupboard, useful utility room with fitted units and a cloakroom. Two separate reception rooms include a sitting room with live living flame gas fire floating storage cupboards and shelving aspect to front with outlook across garden the dining room also overlooks the front garden. A particular feature is the open plan kitchen/breakfast/family room with underfloor heating and comprehensively fitted with a range of units including an island, quartz work surfaces, integral Neff five burner hob with glass tiled splashback, twin eye level electric double ovens, integrated Blomberg dishwasher, full height fridge and full height separate freezer, deep pull out pan drawers, oak cutlery trays, recessed ceiling Orluna lighting, roof lantern and a double aspect incorporating sliding doors to garden and internal courtyard. Arranged over the first floor landing, with built-in airing cupboard, wardrobe and access to a boarded loft, are three double bedrooms including a main bedroom with electrically operated black out blind, fitted and built-in wardrobes and an aspect to front. The en suite shower room is fitted with a white suite and includes underfloor heating. A separate family bathroom includes a tiled panel bath with integral shower, a tiled surround and window to front.





GARDENS & GROUNDS

Outside, a driveway (electric cable laid for automatic gates) leads down to a detached double garage of block and brick construction, fitted with power, light, water offering potential for further accommodation, subject to obtaining all relevant consents.

The front garden is private, laid to lawn, bordered by established hedging. The rear garden is also laid to lawn with porcelain tiled seating areas, a wooden side gate, all enclosed by shaped neatly tended shrubs and hedging.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Cob Trees, Walkhurst Road, Benenden, Cranbrook, TN17 4DR

Approximate Area = 1575 sq ft / 146.3 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 1890 sq ft / 175.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas fired central heating, under floor heating in the kitchen/breakfast/family room

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** Await report

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