



# Lambert & Foster



## 4 WALKHURST COTTAGES

WALKHURST ROAD | BENENDEN | KENT | TN17 4DS

*A circa 1930's, mid terrace house providing three bedroom accommodation including a sitting room with feature fireplace and a conservatory, complemented by a front and rear approximately 140 ft garden, laid to lawn with established shrubs and trees, private parking, all occupying a convenient semi rural location, set on the edge of this popular Wealden village. Cranbrook School catchment area.*

Guide Price £495,000

FREEHOLD



## 4 WALKHURST COTTAGES

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4 Walkhurst Road is a mid terrace, circa 1930s house, now offering scope for updating and possibly extending if so desired and subject to obtaining all relevant planning consents. The accommodation is arranged over two floors with features including the sitting room with feature fireplace (the existing wood burner not included) fitted shelving and cupboards alongside, useful under stairs cupboard, a pleasant outlook over the front garden and view to the rear through the open access to the conservatory, comprising UPVC double glazed windows and panels, on a dwarf brick wall, door to garden. The kitchen/breakfast room is simply fitted including space for upright gas cooker, space and plumbing for washing machine, aspect to front and half glazed panel door to the rear timber porch. The bathroom is fitted with a white suite and includes a panelled bath, part tiled surround with wall mounted electric Triton shower over. Arranged over the first floor are three bedrooms incorporating two double rooms and one single room. Bedroom one benefits from an en suite wc and enjoys an aspect to rear from the bedroom, extending out across the garden.

Outside, from Walkhurst Road there is open access on to private parking for approximately two cars. A shared path with adjoining neighbour No.5 runs down to the front door. The front garden is laid to lawn with established shrubs and trees. The rear garden also is a fine feature, extending to approximately 140 ft partly divided into four areas all laid to lawn including kitchen garden area, established shrubs and trees include Silver birch, Japanese Maple, and Walnut, pergola with climbing roses, two timber sheds, all part bordered by low wooden fencing, adjoining fields to the rear.



- Total floor area approximately 1014 sq ft / 94.2 sq m
- Entrance hall
- Sitting room
- Conservatory
- Kitchen/breakfast room
- Bathroom
- First floor landing
- Three bedrooms (bedroom one with en suite wc)
- Mains gas fired central heating
- Parking for approximately two cars
- Front and rear approximately 140ft garden
- Located on semi rural periphery of the village
- Cranbrook approximately 4 miles

## DIRECTIONS

From the The Bull public house on The Street, proceed opposite into Walkhurst Road, via the War Memorial and on whereupon Walkhurst Cottages will be found after approximately 0.5 of a mile on the right hand side.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Mains gas fired central heating.

**Local authority:** Tunbridge Wells Borough Council  
[www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band C **EPC:** D (55)

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.

**Agents Note:** A pedestrian service right of way exists across the adjoining gardens of numbers 5 and 6 into the alleyway between houses 6 and 7. The right of way allows access via gates in the fences.

## FLOORPLANS

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

### 4 Walkhurst Cottages, Walkhurst Road, Benenden,

Approximate Area = 1000 sq ft / 92.9 sq m (excludes lean to)

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 1014 sq ft / 94.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 933293

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