



BENENDEN

KENT

JACKSON-STOPS 

NORTH COTTAGE,
8 BEACH COURT, GODDARDS GREEN ROAD, BENENDEN, KENT, TN17
4AY

AN ATTRACTIVE END OF TERRACE COTTAGE SET
ON A SMALL EXCLUSIVE DEVELOPMENT ON THE RURAL
PERIPHERY OF THE VILLAGE * CRANBROOK SCHOOL
CATCHMENT AREA *



DESCRIPTION

Located a short distance from central Benenden, North Cottage is a delightful end of terrace cottage with its own private garden, allocated parking and access to communal gardens. The property is part of a small exclusive development set in a rural location within close proximity of the amenities that Benenden has to offer.

The property is deceptively spacious with the ground floor consisting of a galley kitchen, sitting/dining room, study and cloakroom. Upstairs there are three bedrooms and a family bathroom.

Outside the property has a small terrace to the front and a private garden which can be accessed from the front terrace and from the parking area.

*** NO ONWARD CHAIN ***

FEATURES

- Entrance hall with stairs rising to first floor, tiled flooring
- Sitting/dining room with views to the garden, tiled flooring
- Galley kitchen fitted with white units under black laminate worktops, integrated oven, hob and space for fridge, freezer and washing machine, understairs cupboard
- Cloakroom with pedestal basin and WC
- Large master bedroom with bay window
- 2 further bedrooms
- Bathroom with shower over bath, pedestal basin and WC
- Private garden mainly laid to lawn and bordered by closed panel fencing
- Access to communal gardens
- Private parking for two vehicles

Cranbrook 3 miles · Staplehurst 6.5 miles
A21 7.5 miles · Rye and the Coast 14 miles
(All distances are approximate)

SITUATION

Beach Court is located on the rural periphery of the sought after village of Benenden and within the High Weald Area of Outstanding Natural Beauty. The village provides a butcher, shop and post office, and The Bull Inn & Restaurant. The market towns of Cranbrook and Tenterden offer a good selection of shops, restaurants and facilities and Tunbridge Wells provides comprehensive amenities.

There is a sports centre at Cranbrook and a Leisure Centre at Tenterden, plus numerous golf courses including Chart Hills at Biddenden, cycling, walking, running and riding are on hand at Hemsted Forest and Bedgebury Pinetum.

There are numerous excellent schools within the area, including Benenden Primary School, Benenden Girls School and Dulwich Preparatory in Cranbrook, plus Saint Ronan's and Marlborough House in Hawkhurst. The property also falls within the Cranbrook School catchment area.

Staplehurst station offers rail services to London Bridge, Charing Cross and Canon Street from under an hour. The A21 gives access to the M25 for Gatwick and Heathrow Airports and the city.

PROPERTY INFORMATION

- Services: Mains gas fired central heating, water and electricity. Private drainage into a shared septic tank.
- Agent's Notes: i) There is a management fee of approx. £80 pcm for emptying of the septic tank and maintenance to communal areas. ii) There is one allocated parking space plus space for a further vehicle agreed by the Beach Court Management.
- Local Authority: Tunbridge Wells Borough Council
- Council Tax band: E (2021/22)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- Viewings strictly by appointment on 01580 720000.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

8 Beach Court

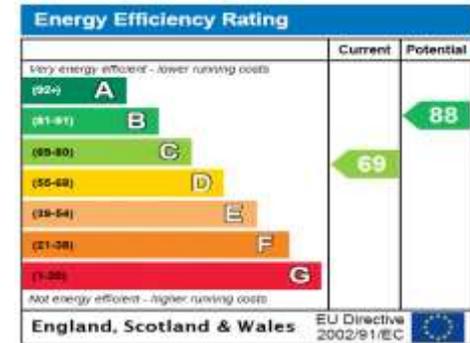
Gross Internal Area : 104.1 sq.m (1,120 sq.ft.)



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DIRECTIONS

From our offices in Cranbrook, turn right onto The Hill and continue for approximately 1.5 miles. Turn right onto Golford Road. After about 1.7 miles turn left onto Goddards Green Road. Beach Court is located on the right after a short distance.



CRANBROOK

01580 720000

cranbrook@jackson-stops.co.uk
jackson-stops.co.uk



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