

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024



Plot 3 St Georges Place New Pond Road, Benenden, Kent TN17 4EJ

**£465,000 freehold**

ONLY 3 REMAINING. We are pleased to offer this brand new 3 bedroom semi-detached home set in a quiet central location with generous parking and gardens. Ready for occupation.

- Brand New Home
- Semi Detached
- 3 Bedrooms, 1 En-Suite
- Off-Road Parking
- Enclosed Rear Garden
- Popular Village Location
- 10 Year Proteck Warranty

## Description

Having recently been constructed to a high specification, Plot 3 St George's Place is one of four brand new semi-detached village homes to come to the market. Occupying a central, yet peaceful tucked away location, the property presents traditional part brick part white boarded elevations below a tiled roof. The property enjoys ample private parking and a generous rear garden.

Internally the hallway gives access to the kitchen/breakfast room which is fitted with a comprehensive range of Shaker style units and fully integrated Neff appliances. Double doors give access to a large living/dining room with French doors out to the rear garden. To the first floor are three bedrooms, the master with an en-suite, and a well appointed family bathroom.

The properties occupy a sought after village location in the centre of the picturesque village of Benenden which has a village shop, post office, butcher, hairdressers and public house. A more extensive range of amenities can be found in Cranbrook 3.6 miles away, Tenterden is 5.7 miles, Tunbridge Wells 19.5 miles and Maidstone 15.7 miles. Fast and frequent rail services to London Canon Street are available at Staplehurst, Headcorn and Maidstone stations and Eurostar services are available at Ashford International. High speed services also run from Ashford to London St Pancras. The area is well served for schools both state and private, primary and secondary and the property falls within the popular Cranbrook catchment area.

The property is ready for occupation and benefits from a 10 year Protek warranty.

Note: The internal photographs are of Plot 4.

## Directions

When approaching Benenden from the Cranbrook direction on the B2086, upon entering the village turn left onto New Pond Road and the entrance to St Georges Place will be found immediately on the right hand side.

What3Words:// victor.impeached.stone

## ENTRANCE PORCH

With recessed lighting, partially glazed front door to

## ENTRANCE HALL

With cloaks cupboard, stairs leading to first floor landing, radiator.

## CLOAKROOM

With tiled floor and fitted with a WC and wall mounted wash hand basin.

## KITCHEN/BREAKFAST ROOM

15' 3" x 10' 11" (4.65m x 3.33m) A double aspect room with windows to front and side, recessed lighting, tiled floor and fitted with a range of base and wall mounted Shaker style kitchen cabinets incorporating cupboards and drawers with integrated Neff oven, grill and combi-microwave, fridge-freezer and dishwasher. There are areas of wooden working surfaces with an integrated 5 ring Neff induction hob with extractor hood over and a one and a half bowl ceramic sink with mixer tap and drainer. Partially glazed double doors lead to

## LIVING/DINING ROOM

18' 0" x 11' 6" (5.49m x 3.51m) With window and French doors giving access out to the rear patio, recessed lighting, return door to hallway.



## FIRST FLOOR LANDING

With loft access, airing cupboard, radiator.

## BEDROOM ONE

14' 0" x 10' 8" (4.27m x 3.25m) With window to front, built in double wardrobe and door to



## EN-SUITE SHOWER ROOM

With window to front, recessed lighting, part tiled walls, tiled floor and fitted with a pedestal wash hand basin, WC and shower cubicle with chrome attachments.

## BEDROOM TWO

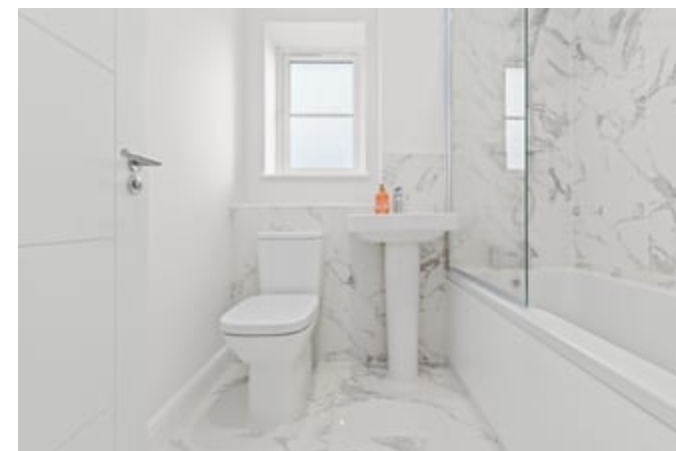
11' 7" x 9' 4" (3.53m x 2.84m) With window to rear taking in the pleasant outlook.

## BEDROOM THREE

7' 9" x 6' 2" (2.36m x 1.88m) With window to rear.

## FAMILY BATHROOM

6' 5" x 5' 7" (1.96m x 1.70m) With window to side, tiled floor and walls and fitted with a bath with shower over, wash hand basin and WC.



## OUTSIDE

To the front of the property is an area of block paved parking, a paved pathway leads to the front door and a further pathway leads to the side and rear of the property. To the rear is a hedge enclosed rear garden that will be laid to lawn with an area of patio accessed off the reception room.

## COUNCIL TAX

Tunbridge Wells Borough Council  
TBC

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.