

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.  
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**New Houses at St Georges Place New Pond Road, Benenden, Kent TN17 4EJ £465,000 freehold**

Prices from £465,000. We are pleased to offer a small exclusive development of four brand new homes set in a quiet central location with generous parking and gardens. Nearing completion with a show home ready to view. Stamp Duty will be paid by developers.

- |                      |                          |                            |                    |
|----------------------|--------------------------|----------------------------|--------------------|
| Brand new Homes      | Semi-Detached Homes      | 3 Bedrooms 1 with En-Suite | Off Road Parking   |
| Enclosed Rear Garden | Popular Village Location | 10 Year Protek Warranty    | Nearing Completion |
| Stamp Duty Paid      |                          |                            |                    |

## Description

Nearing completion to a high specification, St Georges Place is an exclusive development of four brand new semi-detached homes occupying a central, yet peaceful and tucked away location. The properties present traditional part brick, part white boarded elevations below a tiled roof and the properties enjoy ample parking and generous gardens.

Internally the properties are spacious and bright, the kitchen having been fitted with Shaker style units and being fully integrated with Neff appliances. The bathrooms and shower rooms are finished to a high specification and the gardens are of a generous size and all the properties have ample off road parking.

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.

Stamp Duty will be paid by the developers.

NOTE: The properties will be subject to a small contribution towards the upkeep of the private road.

NOTE: The internal photographs and floor plan are of Plot 4 (Show Home).

## 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

## THE ACCOMMODATION WILL COMPRISE:

Entrance Porch  
Entrance Hall  
Cloakroom  
Kitchen/Breakfast Room  
Living/Dining Room  
First Floor Landing  
Bedroom 1 with En-Suite  
Bedroom 2  
Bedroom 3  
Family Bathroom



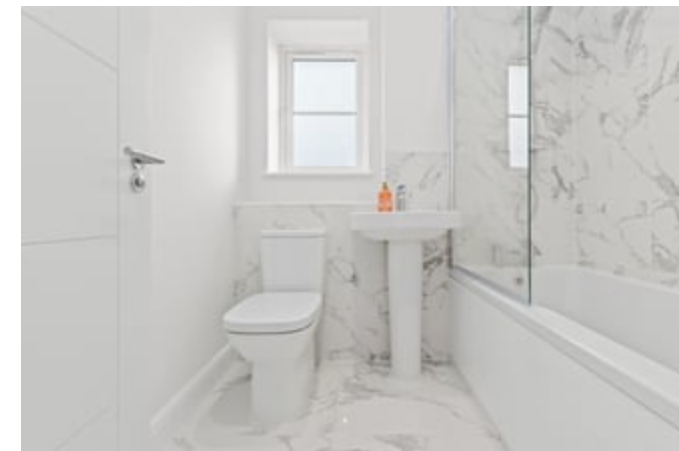
## OUTSIDE

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  
To be confirmed



**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.