



BENENDEN

KENT

JACKSON-STOPS



**THE PAPER MILL,
HINKSDEN ROAD, BENENDEN, CRANBROOK, KENT, TN17 4BA**

**AN EXCEPTIONALLY ATTRACTIVE ESTATE OCCUPYING A GLORIOUS,
SECLUDED LOCATION SURROUNDED BY ITS OWN FARMLAND WITH
GRADE II* WEALDEN HALL HOUSE, IMPRESSIVE OAST HOUSE, SPACIOUS
COTTAGE AND HOLIDAY COTTAGE, ACCOMPANIED BY VARIOUS
OUTBUILDINGS INCLUDING A TRADITIONAL UNCONVERTED BARN, ALL
SET IN ABOUT 51 ACRES. AVAILABLE AS A WHOLE OR IN TWO LOTS**



DESCRIPTION - LOT 1

The Paper Mill Estate is set in the most idyllic of settings; approached from a quiet lane along a private drive, surrounded by acres of woodland and meadows. The residential estate consists of a Grade II* listed Wealden hall house, a beautiful four bedroom oast house, a one bedroom converted stable which has been used as a holiday let, and a Kentish barn currently used for weddings, with potential to convert subject to the necessary planning consents, plus additional outbuildings.

The Paper Mill itself is a wonderful example of a hall house dating from the latter part of the 15th century with original features at every turn. Later additions followed with a restoration at the turn of the 20th century. It's a truly magnificent building, particularly the Great Hall with its full height ceilings, brick flooring, stone fire surround to the majestic fireplace and the enclosed Minstrels gallery which now forms the first floor landing. The property is fully deserving of its Grade II* listing, as noted in Pevsner Buildings of England, and derives its name from a paper mill situated in the field on the river in the 19th century. The Paper Mill was also featured in the BBC documentary "History of Britain" presented by Sir Simon Schama.

The accommodation is set across three floors. To the ground floor is the kitchen with breakfast area, dining hall, music room, drawing room, home office and cloakroom. On the first floor are four bedrooms – two interconnecting with attic space above, two family bathrooms and separate cloakroom with a further double bedroom and walk in storage on the second floor. The property also has two cellars, one used for wine storage. The house is circled by a brick paved pathway with formal gardens on three sides, enclosed by mature hedging and cleverly partitioned to provide areas of dining, seating and access to a south facing swimming pool. There is also a vegetable garden with a traditional greenhouse and garden store.



Paper Mill Oast has been updated and extended over the last decade and now offers contemporary accommodation set across two floors and offering four bedrooms. Parking for the oast is in front of a converted barn which is now used as a home office. The gardens surround the property and offer areas of lawn, a dining space beneath a wisteria covered pergola and enclosed by mature hedging.

The converted stable provides a kitchen, sitting room with dining area, double bedroom and en-suite bathroom, adjacent to its own fully enclosed and private seating area. This has provided a useful income through holiday lettings.

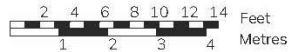
The traditional Kentish barn forms part of an idyllic open air wedding venue, together with the meadow and bluebell woods; it offers the most romantic of settings and has hosted many weddings over the years. The Paper Mill Estate has also hosted the In The Woods Festival in previous years, which was credited for promoting new talent including Alt J, Young Fathers and Glass Animals.

There are too many outstanding features to list that make The Paper Mill estate a very special combination of properties, the likes of which do not come to the market very often.



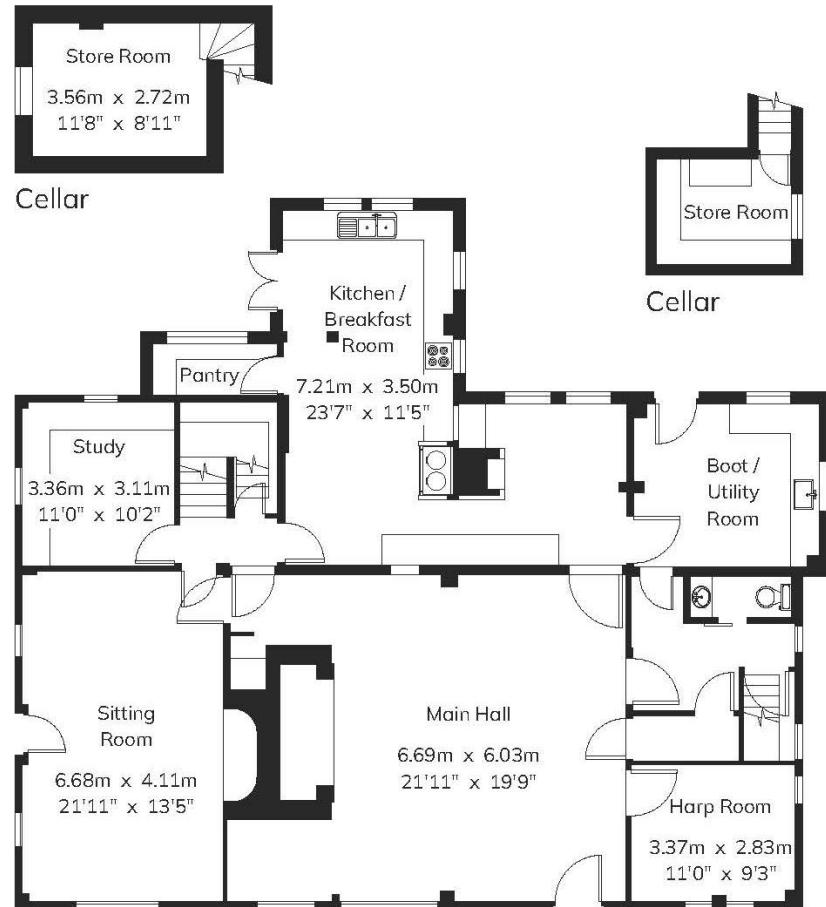
The Paper Mill

Main House - Gross Internal Area : 363.3 sq.m (3,910 sq.ft.)

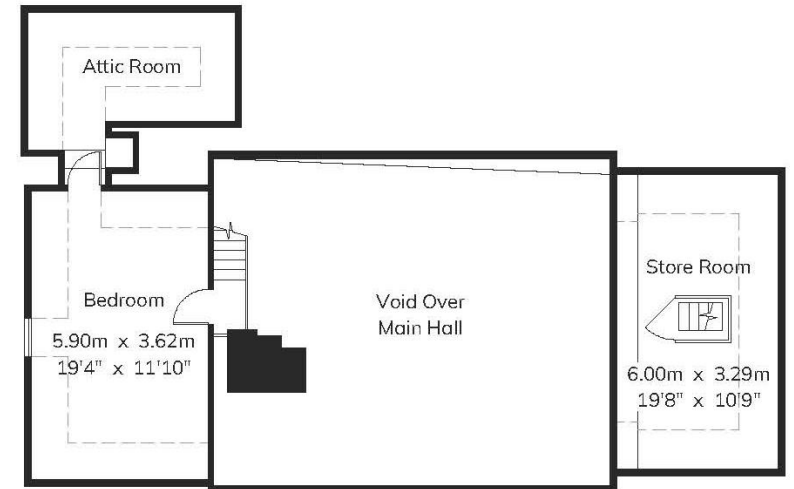


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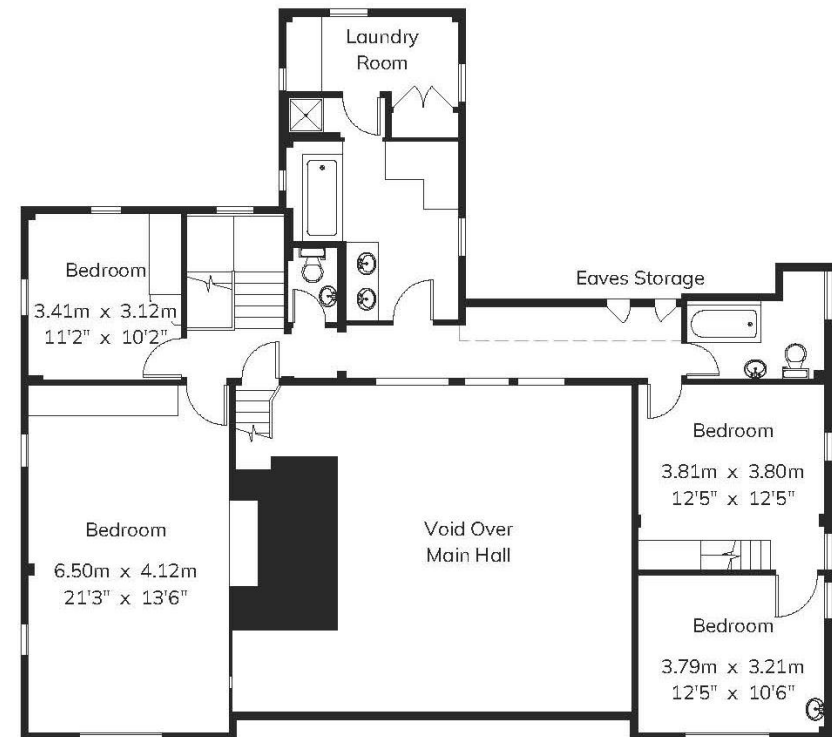


Ground Floor



Second Floor

----- Restricted Height



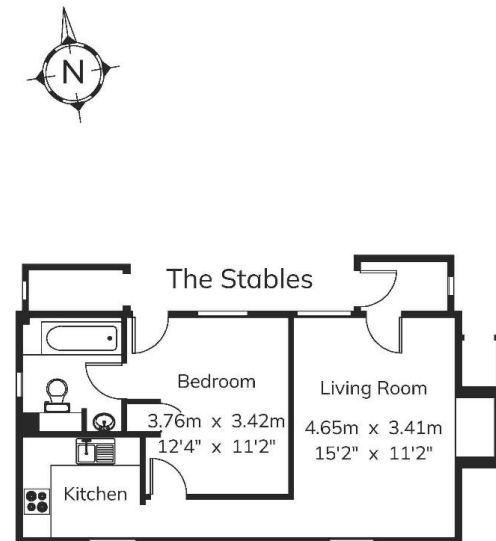
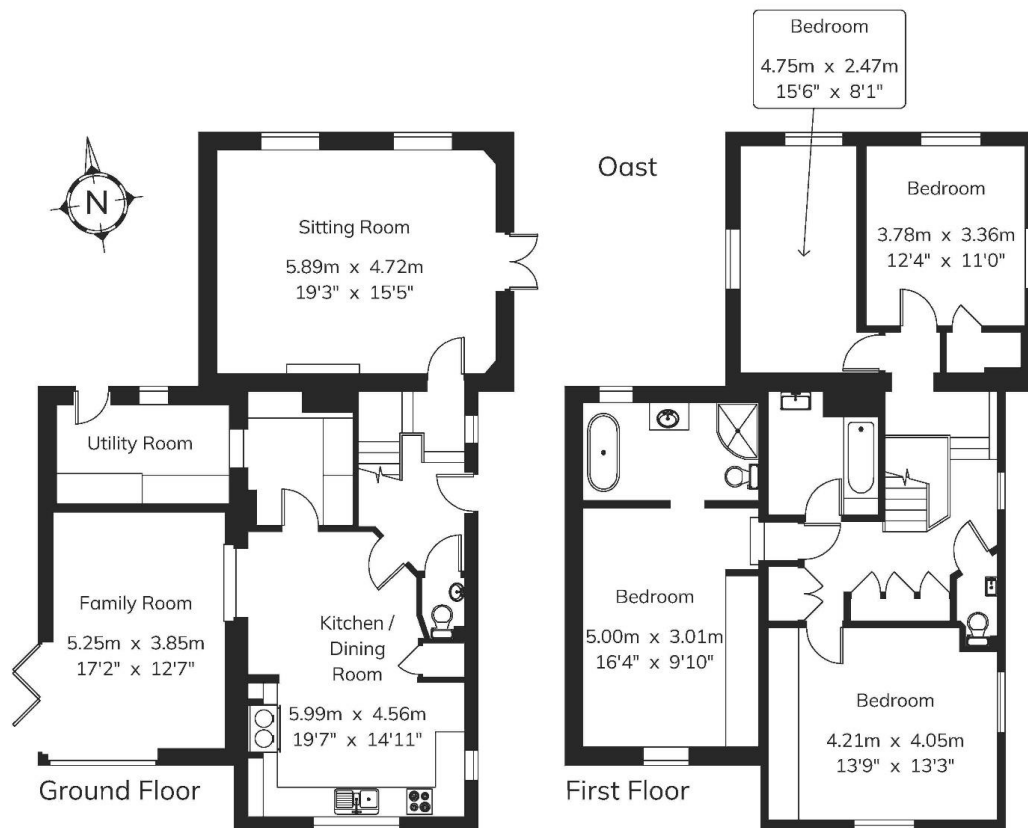
First Floor



The Paper Mill – Oast and The Stables

Oast - Gross Internal Area : 204.9 sq.m (2,205 sq.ft.)

The Stables - Gross Internal Area : 48.6 sq.m (523 sq.ft.)



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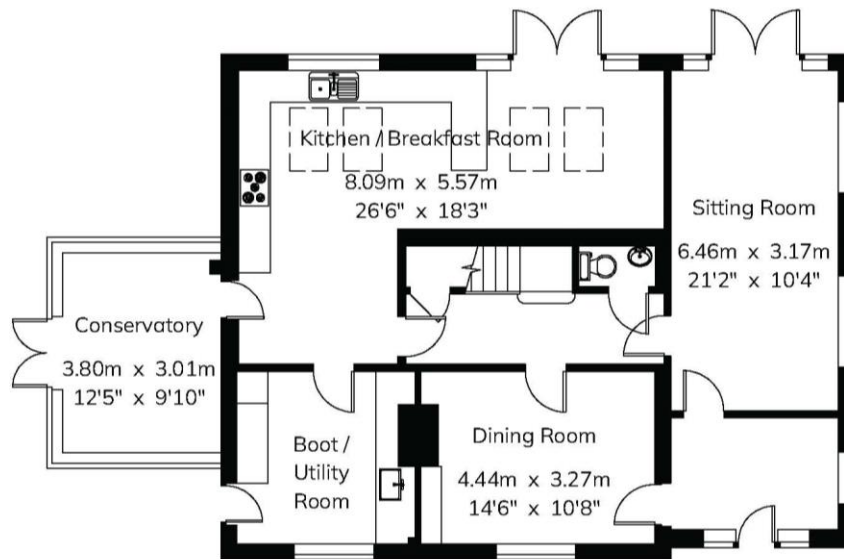
LOT 2

Paper Mill Cottage has recently undergone a programme of extension and modernisation and subject to any necessary planning consents could be further extended to offer additional accommodation. Access for the cottage is directly from Hinksden Lane to arrive at a parking area with an outbuilding providing storage and workshop. The are generous gardens to the front and rear of the cottage with views over the adjoining farmland.

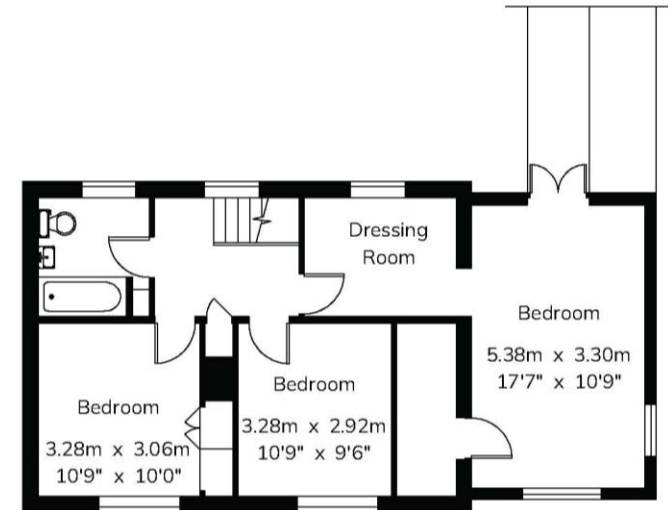


The Paper Mill Cottage

Cottage - Gross Internal Area : 180.1 sq.m (1,938 sq.ft.)



Ground Floor



First Floor



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SITUATION

The Paper Mill is located in a peaceful and tranquil setting in the Weald of Kent. Surrounded by farmland and enjoying rural views, the location is truly idyllic. It is a short drive to central Benenden, as well as close proximity to Sandhurst and Hawkhurst. The latter of which offers every day conveniences including Tesco and Waitrose supermarkets, plus the independent Kino cinema.

Benenden village provides a butcher, hairdressers and post office and the renowned Bull Inn & Restaurant. The market towns of Cranbrook and Tenterden offer a more comprehensive selection of shops, restaurants and leisure facilities.

There are a wealth of leisure facilities and tourist attractions nearby including Hemsted and Bedgebury Forests, Chart Hills, Dale Hill and Tenterden Golf Clubs, Sissinghurst, Bodiam and Scotney Castles (National Trust) and Bewl Water Reservoir. Numerous public footpaths and bridleways nearby give access to miles of open countryside.

There are a wide range of schools that cater for all age groups in both the private and state sectors, such as Dulwich Preparatory in Cranbrook and Saint Ronan's in Hawkhurst, Benenden Girls School and Claremont Senior school in Bodiam. Paper Mill is located in the catchment area for the much sought after Cranbrook School.

Commuter services can be found at Staplehurst to London Bridge, Cannon Street and Charing Cross stations, as well as services to Ashford International for the high speed service to St. Pancras from 37 minutes. The A21 gives access to national road networks linking to Gatwick, Heathrow and Stansted airports, coastal ports of Dover and Folkestone, as well as the Channel Tunnel at Folkestone for links to the continent.

Benenden 2.8 miles
Cranbrook School 4 miles
Staplehurst Station 9.6 miles
A21 5.1 miles
(All distances are approximate)

PROPERTY INFORMATION

The Paper Mill

- Services: Mains water and electricity. Oil fired central heating. Private drainage.
- Local Authority: Tunbridge Wells Borough Council
- Council Tax band: G (2024/25)

The Paper Mill Oast

- Services: Mains water and electricity. Oil fired central heating. Private drainage.
- Local Authority: Tunbridge Wells Borough Council
- Council Tax band: G (2024/25)

The Paper Mill Cottage

- Services: Mains water and electricity. Oil fired central heating. Private drainage.
- Local Authority: Tunbridge Wells Borough Council
- Council Tax band: F (2024/25)

Fixtures and fittings for all properties are excluded from the sale but may be available by separate negotiation.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000

AGENT'S NOTE

- LOT 1 comprises all properties and land, except for Paper Mill Cottage and its gardens. LOT 2 comprises Paper Mill Cottage and its gardens only.
- The property will either be sold as LOT 1 or LOT 1 and 2 together. LOT 2 will not be available for sale prior to the sale of LOT 1.
- KCC footpath, ref WC188, runs along the driveway and passes out of view in front of The Paper Mill through the adjacent meadow.
- Power lines cross the western boundary of The Paper Mill.
- The barn and woods at the Paper Mill are fully licensed for wedding ceremonies.
- The land is made up of grassland registered for the Rural Payments Scheme and mixed woodland.
- A local farmer uses paddocks for grazing under a flexible licence arrangement

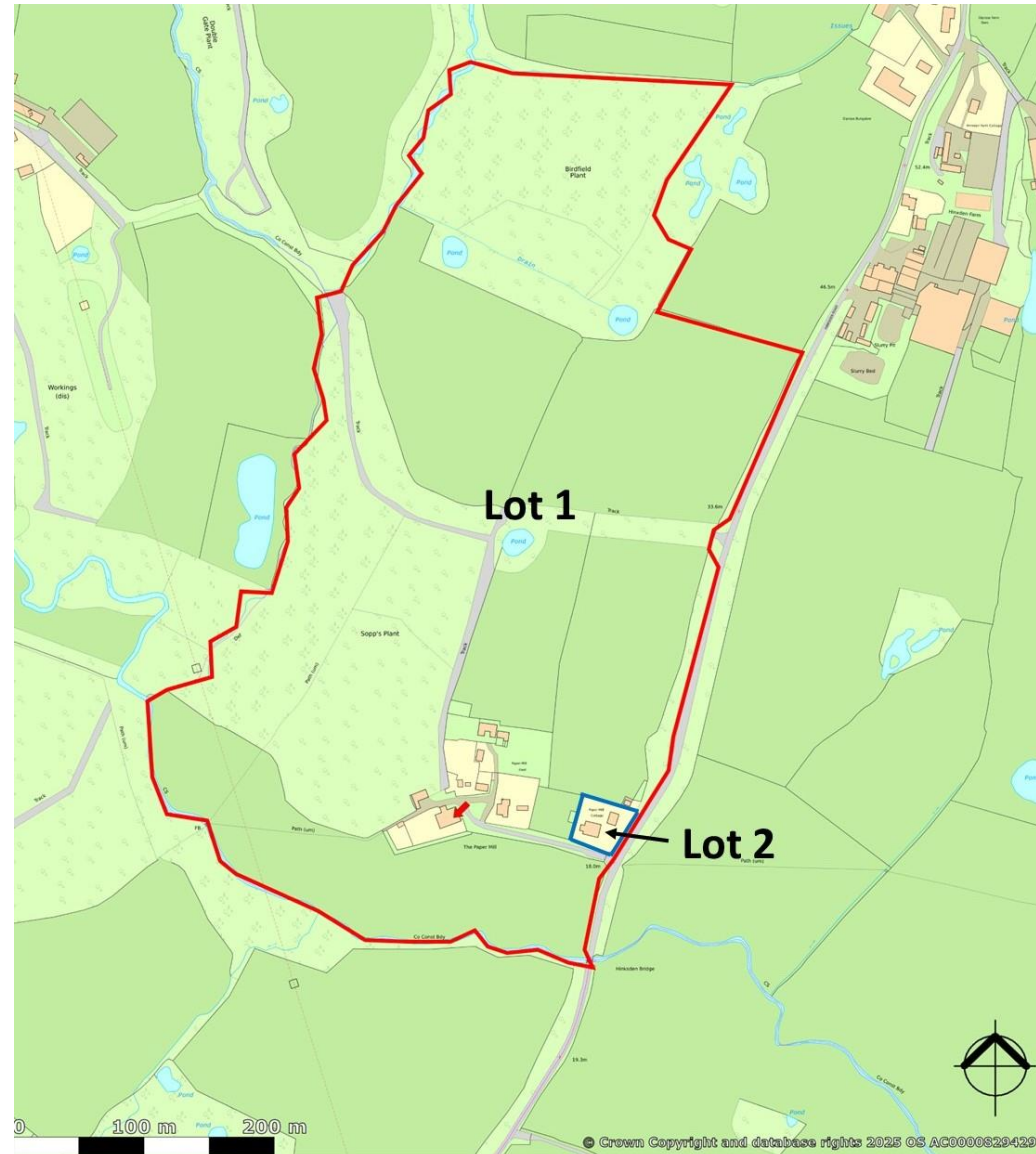


IMPORTANT NOTICE

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.

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.



KENT AND EAST SUSSEX

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