



BENENDEN
KENT

JACKSON-STOPS 

PAPER MILL OAST

HINKSDEN ROAD, BENENDEN, KENT, TN17 4BA

A BEAUTIFUL FOUR-BEDROOM OAST HOUSE SET WITHIN AN IDYLIC RURAL SETTING, SURROUNDED BY FARM AND WOODLAND, WITH PARKING AND A USEFUL STUDIO IN APPROACHING AN ACRE OF GROUNDS, WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.



DESCRIPTION

The Oast forms part of the historic Paper Mill Estate and was originally converted in around 1990. Over the past decade, the property has been thoughtfully updated and extended, creating contemporary accommodation arranged over two floors and offering four bedrooms.

Approached via a driveway shared with Paper Mill, the property enjoys a wonderful sense of privacy and sits within an estate rich in history.

The ground floor comprises an entrance hall with stairs rising to the first floor, a beautiful kitchen/breakfast room, family room, sitting room, utility room and cloakroom. Upstairs, there are four bedrooms, including a principal bedroom with en-suite, together with a family bathroom and further cloakroom.

To the front of the property, there is parking for the Oast, together with a barn used as a home office. The grounds surround the property and include areas of lawn, as well as an attractive dining area beneath a wisteria-covered pergola, enclosed by mature hedging. The property includes part of the adjoining paddock and amounts to approximately 0.85 acres, further land is available by separate negotiation.

FEATURES

- Kitchen/breakfast room with electric two oven Aga set within an attractive mantel, room for large fridge/freezer, base level storage cabinets with wooden countertops, tiled flooring, ceramic sink, integrated dishwasher, storage cupboard/larder, electric oven and hob
- Sun filled family room with glazed walls and wooden flooring
- Sitting room with working fireplace and patio doors to the garden
- Utility room and cloakroom
- Principle bedroom with built in wardrobes, ensuite with free standing bath, vanity basin, WC and towel rail
- Three further bedrooms
- Family bathroom with bath with shower over, WC and basin, and a separate cloakroom with WC and basin

SITUATION

Paper Mill Oast 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, independent shops and the Kino cinema.

Benenden village provides a post office with café and shop, a hairdresser 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 Cranbrook, Saint Ronan's in Hawkhurst, Benenden Girls School and Claremont Senior school in Bodiam. Paper Mill Oast 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, with journey times under an hour, 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

- Services: Mains water and electricity. Oil fired central heating. Private drainage.
- Local Authority: Tunbridge Wells Borough Council
- Council Tax band: G
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

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.

VIEWINGS

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

DIRECTIONS

From the centre of Benenden, head west on the B2086 and drive for 1.3 miles before turning left into Babbs Lane. Continue into it turns into Coldharbour Road and take the next right turn into Hinksden Road. Drive for one mile before reaching The Paper Mill on the right-hand side, drive through the gates and the Oast is the second house on the right.



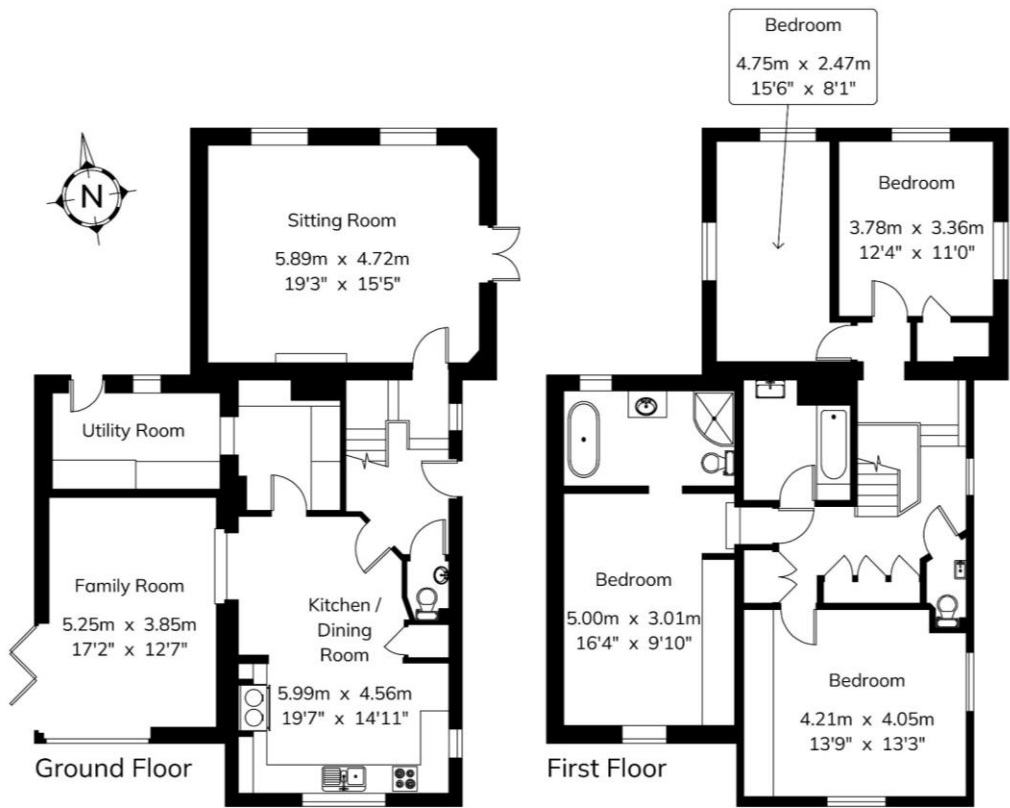
AGENTS NOTE

Further land could be available by separate negotiation.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

2 4 6 8 10 12 14 Feet
1 2 3 4 Metres

For Identification Purposes Only.

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KENT AND EAST SUSSEX

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