



BENENDEN
KENT

JACKSON-STOPS 

PAPER MILL COTTAGE,
HINKSDEN ROAD, BENENDEN, KENT, TN17 4BA

A SPACIOUS, LIGHT FILLED, THREE BEDROOM COTTAGE, WITH STABLE AND OUTBUILDING, SET IN A DELIGHTFUL RURAL LOCATION WITH 1.3 ACRES OF LAND WITH FURTHER LAND AVAILABLE BY SEPARATE NEGOTIATION, LOCATED IN THE CRANBROOK SCHOOL CATCHMENT AREA



DESCRIPTION

Approached via a private entrance with an electric gate and parking for several cars, The Cottage lies at the edge of the historic Paper Mill Estate, and enjoys a wonderful sense of privacy and sits within an estate rich in history. The estate was once featured in the BBC documentary *History of Britain*, adding to its unique character and heritage.

The ground floor comprises an entrance hall, a light and airy kitchen/breakfast room, perfect for entertaining, a sitting room, conservatory, dining room, boot/utility room and cloakroom. Upstairs, there are three bedrooms, one with a dressing room and a family bathroom.

The cottage sits in 1.3 acres of land with a two-storey outbuilding, stables and parking. Further land is available by separate negotiation.

FEATURES

- Spacious kitchen/breakfast room with four roof windows filling the large space with lots of light, patio doors to the garden, wood flooring, range oven, generous number of base and eye level storage units, fridge/freezer and dishwasher
- Dual aspect sitting room with wood burner and patio doors to the garden
- Dining room with wood burner
- Conservatory
- Utility room with sink and storage
- Cloakroom with WC and basin
- Principle bedroom with dressing room and patio doors with access to flat roof area
- Two further bedrooms
- Family bathroom with bath, WC and basin
- Garden with patio areas for al fresco dining and entertaining
- Two storey outbuilding, stable block and paddock extending in all to 1.3 acres, with further land available by separate negotiation

SITUATION

The Cottage 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 in 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 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 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 Benenden Primary, Dulwich Cranbrook, Saint Ronan's in Hawkhurst, Benenden Girls School and Claremont Senior school in Bodiam. The Cottage is located in the catchment area for the much sought after Cranbrook School.

Commuter services from Staplehurst to London Bridge, Cannon Street and Charing Cross stations in under an hour and 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: F
- 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 onto the B2086 and drive for 1.2 miles before turning left into Babbs Lane. Continue onto Coldharbour Road and in 0.6 of a mile turn right into Hinksden Road. Drive for one mile and the gates to the Cottage are on the right-hand side.

AGENTS NOTE

Further land could be available by separate negotiation.

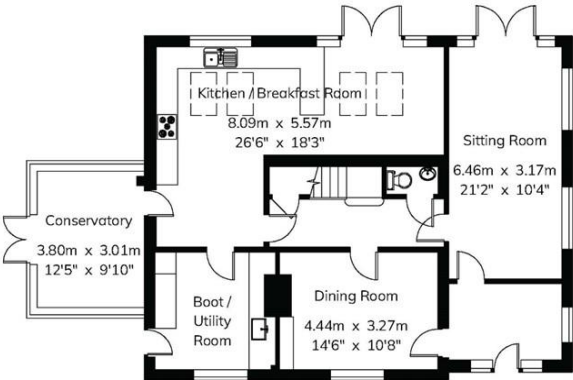
IMPORTANT NOTICE

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.

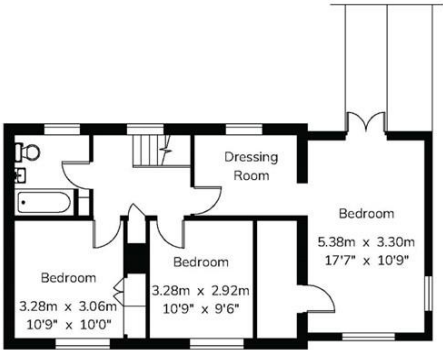
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	71 C
39-54	E		
21-38	F		
1-20	G		

The Paper Mill Cottage

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



Ground Floor



First Floor



For Identification Purposes Only.

© 2025 Trueplan (UK) Limited (01892) 614 881



KENT AND EAST SUSSEX

01580 720000

sesales@jackson-stops.co.uk
jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910