



Ashenden Mill Street, Iden Green, Cranbrook, Kent, TN17 4HH

Guide Price £475,000 - £495,000

Jack Charles
Estate Agents

Sales & Lettings

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Cranbrook, Kent, TN17 4HH

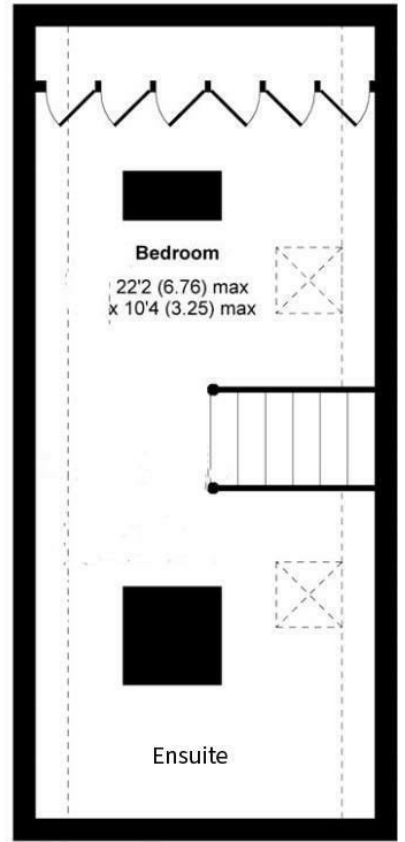
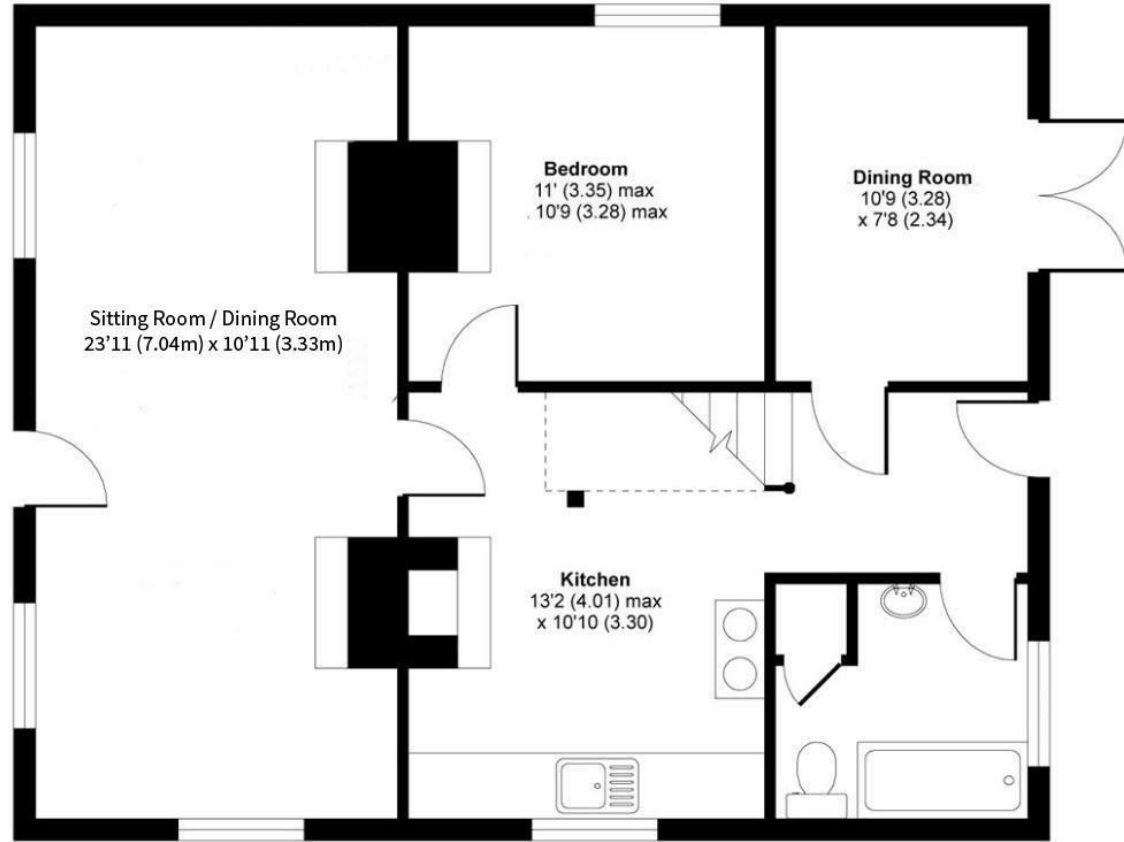
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Weatherboarded Cottage
- Superb Semi Rural Location
- Recently Refurbished
- 2/3 Bedrooms
- Amazing Rear Garden
- Beautifully Presented Throughout
- Many Character Features
- Off Road Parking To The Front
- Cranbrook School Catchment
- Large Insulated Cabin



Ashenden Mill Street Iden Green Cranbrook Kent

APPROX. GROSS INTERNAL FLOOR AREA 930 SQFT / 86 SQM



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Castle Lodge
Castle Street, Tonbridge
Kent, TN9 1BH
Tel: (01732) 75 75 80
E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

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To Be Sold

GUIDE PRICE £475,000 - £495,000 Jack Charles welcome to the market an adorable detached cottage that has recently benefited from refurbishment and an improved internal layout. This attractive property is set within the hamlet of Iden Green with off street parking and garden. This beautiful home falls into the Cranbrook School Catchment Area and is only 8.6 miles from the nearest station at Staplehurst. Ashenden is quite simply a delight! A charming detached period cottage with weatherboard elevations underneath a tiled roof. The property is beautifully presented, well maintained and full of character with attractive fireplaces, farmhouse style kitchen, double glazed sealed unit windows with bespoke fitted shutters and a solid wood burning stove in the kitchen with twin working fireplaces to the open plan main reception room, as well as working fireplace to the ground floor bedroom. The current dining room can be used as a third bedroom/snug/study child's playroom with French doors leading to a small decked veranda and all rooms downstairs benefit from a shower room with toilet and fitted full size butler sink off the hallway. The upstairs bedroom offers built in wardrobe space and use of an attic space as well as access to a full size bathroom. The property has recently undergone sympathetic renovation and offers aspirational presentation to each and every room and offers electric under floor heating to both the bathroom with large walk in shower and further shower room together with both modern electric digital wall heaters and oil filled electric radiators. Viewing is highly recommended to appreciate the actual size of this wonderful home, which in principle enjoys a versatile layout to offer either two or three bedrooms and one or two reception rooms. To the front of the property there is an area of lawn and a parking area. To either side of the house is access to the rear garden which is an absolute oasis of sun and privacy that is well stocked with an abundance of shrubs and plants, lawn and herringbone bricked patio and is complimented with small decked veranda at the back of the house which is accessed from either the back door or French doors and a large feature garden room/office offering a heathy mixture of usage options, which has mains power, spot lighting and insulation with a large veranda running the length of the garden room/office. As Instructed sole agents we encourage viewings for this extremely special property found within such a sort after location

Cranbrook

The property is set in the sought after hamlet of Iden Green within easy reach of the village of Benenden with its excellent primary school, day to day shopping facilities and village inn. The towns and of Cranbrook and Tenterden are within easy reach offering more comprehensive shopping and recreational facilities. The nearest main line station can be found at Staplehurst with its fast and regular services to London Charing Cross/Cannon Street. The property falls within the Cranbrook School Catchment area.

Viewing

All Viewings are by appointment with Jack Charles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







