

EST
1900

125

— YEARS OF —

**Lambert
& Foster**



WEST WINDS
CRANBROOK ROAD, BENENDEN, KENT, TN17 4EU

EST
1900

**Lambert
& Foster**

CRANBROOK 2 MILES | STAPLEHURST MLS 9.5 MILES | TUNBRIDGE WELLS 19 MILES

WEST WINDS, CRANBROOK ROAD, BENENDEN, KENT, TN17 4EU

An individual detached family house, circa 1930's, offering significant potential for updating, improvement and extension (PP passed in September 2023 for a replacement dwelling) complemented by an established garden, total plot size extending to approximately 0.90 of an acre, including a double garage, all occupying a favoured semi rural location, enjoying views out across fields and countryside beyond. Cranbrook school catchment area.

GUIDE PRICE £925,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; rephrase.fool.decoded



DESCRIPTION

West Winds is an individual, detached family house, understood to have origins dating back to circa 1930s, presenting brick elevations, set with double glazed aluminium framed windows with hardwood surrounds, beneath a pitched tiled roof. Planning consent was granted in September 2023 under planning reference 23/01953/FULL for a replacement dwelling of a similar size with garage and swimming pool. The existing accommodation is very habitable with scope existing for the updating of the fixtures and fittings. The accommodation includes a sitting room with electric fire and aspect to front with views out across the garden, sliding doors lead to a snug with doors out to a simple conservatory fitted with power and light. The kitchen/breakfast room is fitted and includes some integral appliances including Belling oven and grill, four burner gas hob with filter hood over, space and plumbing for dishwasher and an aspect to rear with views out across the garden. A useful utility room/porch includes space and plumbing for a washing machine. Also on the ground floor is a separate dining room with feature parquet flooring and a double aspect to front and side including sliding doors out to the garden, all enjoying a pleasant outlook.

Arranged over the first floor landing are four bedrooms (three double rooms) with predominantly fitted wardrobes and views out across the garden and beyond. A double aspect main bedroom has an en suite bathroom. The family bathroom has been adapted accommodating a shower with a separate wc.





GARDENS & GROUNDS

West Winds is approached via a five bar gate opening on to a tarmac driveway leading down to a detached double garage, fitted with twin metal doors, power and light. The established gardens are particular feature, laid to lawn laid with shrubs, fruit trees, ornamental pond, paved patio, a timber garden shed and an attached, useful brick store room.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

West Winds, Cranbrook Road, Benenden, TN17 4EU

Approximate Area = 2333 sq ft / 216.7 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 2615 sq ft / 242.8 sq m

For identification only - Not to scale





VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private drainage

Heating: Mains gas fired central heating. Solar Panels

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** C (80)

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



PROPERTY PROFESSIONALS FOR OVER 120 YEARS