

Cleveland Farm House, Goddards Green Road
Benenden
Cranbrook



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An enchanting and characterful Grade II listed period home showcasing traditional weatherboarded elevations and exposed timber beams, nestled within extensive mature gardens in a picturesque setting near Cranbrook.

Cleveland Farmhouse is a striking period home that beautifully reflects Kentish architectural heritage, with white weatherboarded elevations, prominent brick chimney stacks and a wealth of original features including heavy timber framing, leaded-light windows and substantial fireplaces. Offering approximately 2,758 sq ft of accommodation arranged over three floors, the property combines historic character with generous, well-balanced proportions.

The ground floor opens into a welcoming reception hall with hardwood flooring, leading to two elegant reception rooms comprising a double-aspect sitting room and a formal dining room. The sitting room is centred around an impressive brick inglenook fireplace, creating a warm and atmospheric focal point. To the rear, the kitchen is well proportioned and filled with natural light, complemented by a walk-in larder, separate utility room with external access and a boiler room. A ground-floor shower room completes the accommodation.

On the first floor are four well-proportioned bedrooms, including a principal bedroom with dressing room, served by a family bathroom off the main landing. A further staircase leads to the second floor, where a generous fifth bedroom occupies a vaulted attic space, showcasing impressive exposed timber structure including a crown post.

Outside

The property is approached via a sweeping driveway providing ample parking and access to a detached timber-clad double garage.



The gardens are a particular feature, offering a high degree of privacy with mature trees, established hedgerows and extensive areas of lawn, creating a peaceful rural setting ideal for outdoor entertaining and enjoyment. In all about 1 acre.

Location

An area of Natural Beauty, surrounded by National Landscape designation, important for protecting against overdevelopment, with rolling countryside yet conveniently placed for local amenities.

The nearby historic market town of Cranbrook offers a range of everyday facilities including independent shops, cafés, restaurants, supermarkets and leisure amenities, while the larger towns of Tunbridge Wells, Tenterden and Maidstone provide an extensive selection of retail, cultural and recreational opportunities.

The area is particularly renowned for its excellent schooling, including the highly regarded Cranbrook School, one of the country's leading state grammar schools, together with a number of well-regarded independents such as Benenden School, Marlborough House, Dulwich Prep Cranbrook and Saint Ronan's.

Communications are excellent, with rail services from Staplehurst and Marden providing regular connections to London Bridge, Charing Cross and Cannon Street. The A21 offers convenient access to the M25 and wider motorway network, while Gatwick Airport is readily accessible for domestic and international travel.

General

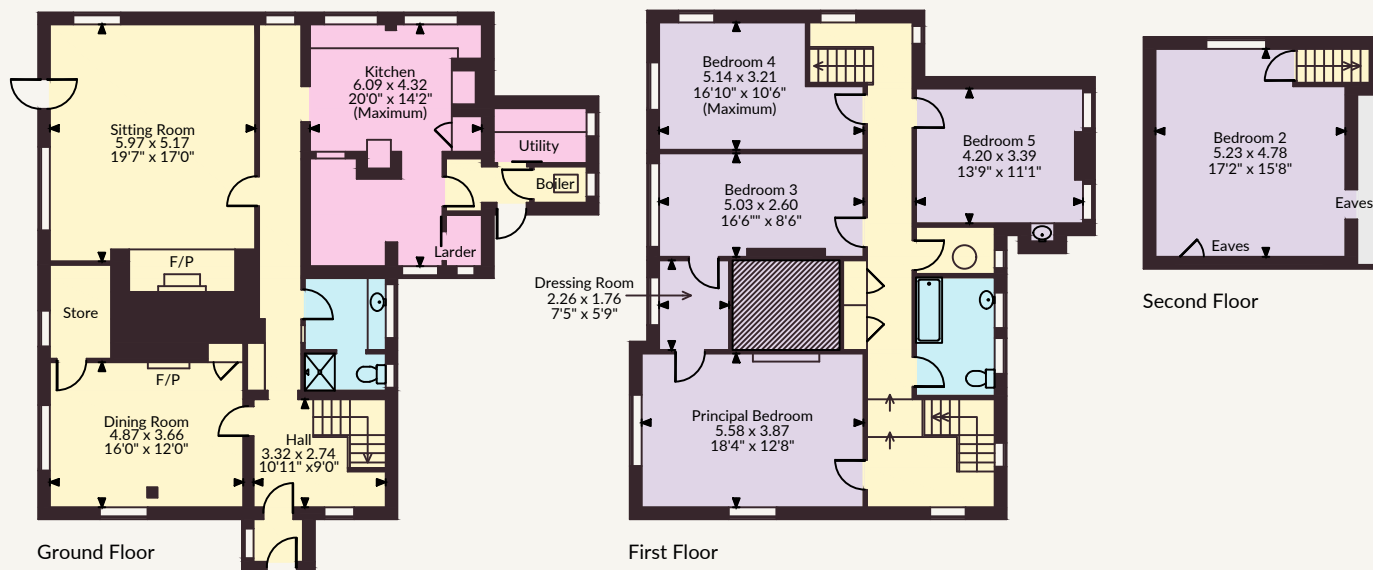
Local Authority: Tunbridge Wells
Services: Mains electricity, drainage, water, no gas
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2758 sq ft (256 sq m)
2 reception rooms
5 bedrooms
2 bathrooms
Double garage
1 acre of land
Freehold

Guide price £850,000



Cleveland Farmhouse, Goddards Green Road, Cranbrook, Kent
Internal area 2,758 sq ft (256 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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