

**RUSH  
WITT &  
WILSON**



**The Old Police House, 3 Leybourne Dell, Benenden, Kent TN17 4EA  
Offers In Excess Of £450,000**



**Rush Witt & Wilson are pleased to offer the opportunity to acquire this well presented detached family home occupying a cul-de-sac setting in the heart of the highly sought after village of Benenden.**

**This former police house offers well-presented and spacious accommodation arranged over two floors comprising of an entrance hallway, impressive kitchen/dining room, living room with log burning stove, family room/bedroom 4, conservatory, boot room and utility room with W.C on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from off road parking, a newly constructed detached workshop/home office and established gardens to front and rear.**

**An internal inspection is highly recommended to fully appreciate the generous accommodation on offer. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



**Entrance Hallway**

With part glazed entrance door and window to the front elevation, stairs rising to the first floor with storage cupboard beneath, karndeian flooring and doors leading to:

**Family Room/Bedroom 4**

16'4 x 11'11 (4.98m x 3.63m)

Being double aspect with windows to the front and side elevations and two radiators.

**Living Room**

13'0 x 12'11 (3.96m x 3.94m)

With window to the front elevation with plantation shutters, fireplace with inset log burning stove, radiator, door to the entrance hallway and archway leading to:

**Kitchen/Dining Room**

19'6 x 11'11 (5.94m x 3.63m)

This impressive light and airy space is extensively fitted with a range of traditional style soft close cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock oak work surface with matching splash-backs, inset 1.5 bowl ceramic sink/drainage unit, integrated dishwasher, Rangemaster stove with extractor canopy above and fitted back plate, space and point for free standing fridge/freezer, generous space for table & chairs, two kick-start heaters, under cabinet lighting, karndeian flooring, window to rear elevation overlooking the garden, archway connecting to the living room, door to the hallway and sliding doors to:

**Conservatory**

14'2 x 12'2 (4.32m x 3.71m)

Being fully double glazed with thermally efficient tinted roof and a range of windows with fitted blinds, karndeian flooring, two wall mounted electric heaters and double doors opening to the garden.

**Hallway/Boot Room**

13'1 x 7'8 (3.99m x 2.34m)

With part glazed entrance door and window to the side elevation, quarry tiled flooring, heated towel rail, fitted bench and connecting door to:

**Cloakroom/Utility Room**

7'8 x 7'8 (2.34m x 2.34m)

With window to the rear elevation, low level W.C, heated towel rail, fitted work surface with inset ceramic sink and space and plumbing beneath for washing machine, space and point for further low level appliances and additional storage.

**First Floor**

**Landing**

With stairs rising from the entrance hallway, window to the side elevation, shelved airing cupboard with radiator and connecting doors to:

**Bedroom 1**

11'11 x 10'11 (3.63m x 3.33m)

With window to the rear elevation, range of full height fitted wardrobes with sliding doors, access to loft space housing the gas fired boiler and radiator.

**Bedroom 2**

13'1 x 10'4 (3.99m x 3.15m)

With window to the front elevation, small fitted wardrobe and radiator.

**Bedroom 3**

9'9 x 8'9 (2.97m x 2.67m)

With window to the front elevation, radiator and fitted storage cupboard.

**Bathroom**

Fitted with a white suite comprising of a P shaped bath with fixed shower above and fitted screen, low level W.C, wall mounted wash-hand basin, part tiled walls, underfloor heating, heated towel rail and obscured glazed window to the rear elevation.

**Outside**

**Garden**

To the front is a fully enclosed area of garden predominantly laid to lawn with evergreen hedging to the front and side

boundaries, timber garden store and a pathway leading to the front door and a useful 'lean to' to one side which runs the length of the house. To the side of the property is an area of hard-standing providing off road parking for two cars and full height gated access leading to:

The established rear garden offers a generous private terrace area accessed from the side hallway which offers the perfect space for outside dining and entertaining with a newly constructed summerhouse, this leads to an area of lawn being bordered with a range of well stocked beds planted with a mixture of shrubs and seasonal flowers, bay tree and specimen magnolia. A further small courtyard is accessed from the conservatory and pathway to:

**Newly Constructed Workshop/Home Office**

13'5 x 11'6 (4.09m x 3.51m)

With entrance door and windows to the front elevation, good wi-fi signal, being fully insulated with light and power connected.

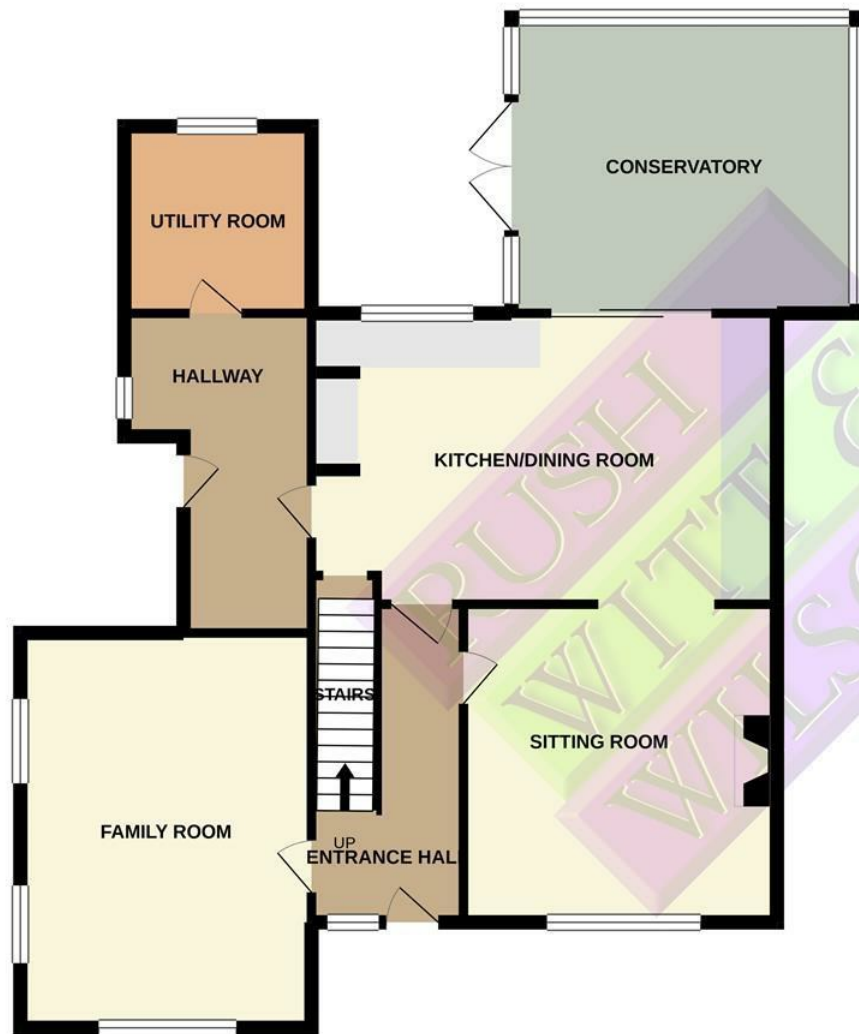
**Agent Note**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested

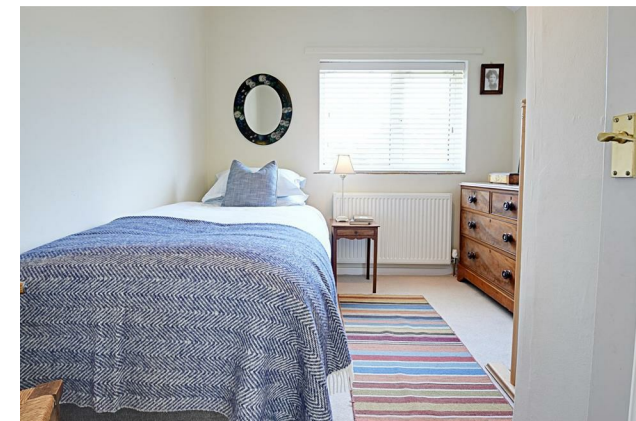
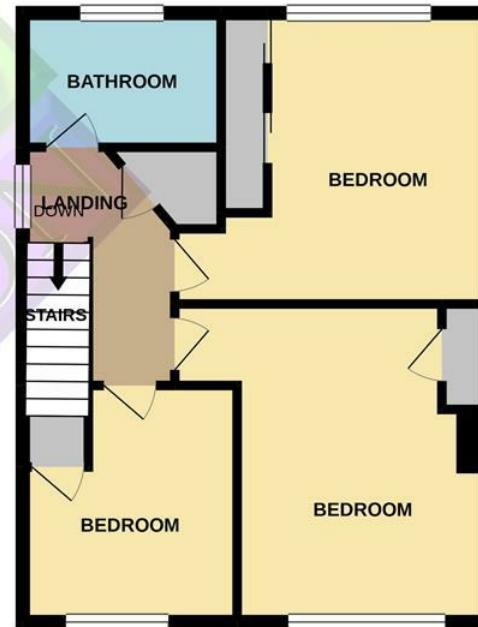








1ST FLOOR

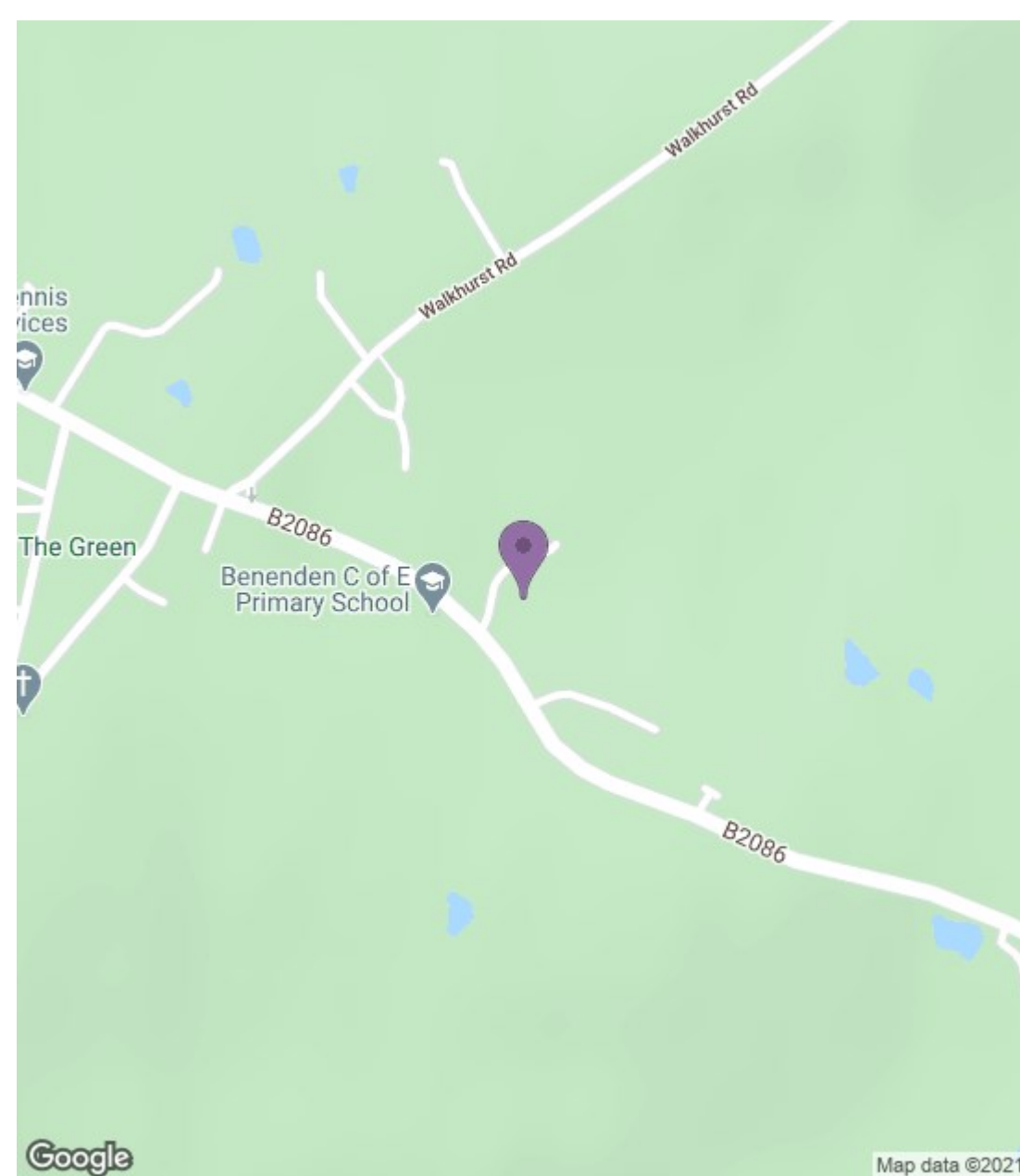


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>7</b>
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>77</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>65</b>	
England & Wales	
EU Directive 2002/91/EC	





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