

**RUSH
WITT &
WILSON**



**Bay Tree Cottage, The Street, Benenden, Kent TN17 4DB
Offers In Excess Of £995,000**

Rush Witt & Wilson are pleased to offer this attractive detached family home occupying a convenient tucked away setting in the heart of this historic village close to the picturesque village green.

The light and spacious accommodation is arranged over two floors and comprises a generous entrance hallway, cloakroom, 25'10 x 14'1 kitchen/dining room with Aga, utility room, living room with wood burning stove and adjoining garden room and impressive master bedroom with an en-suite bathroom on the ground floor. On the first floor are four bedrooms, the family bathroom and a separate shower room.

Outside 'Bay Tree Cottage' offers off road parking for a number of cars, a detached studio/home office and well stocked established gardens which surround the property. Located within the favoured Cranbrook School Catchment Area. Offered to the market CHAIN FREE.

A full inspection is highly recommended by the Vendor's sole agents to fully appreciate the merits of this property's accommodation and location. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, doors off to the following:

Cloakroom/WC

Fitted with a modern white suite comprising low level wc, bespoke wooden vanity unit with inset wash hand basin and fitted cupboard beneath, stone tiled flooring, stainless steel heated towel rail.

Living Room

21'0 x 13'3 (6.40m x 4.04m)

Glazed double doors to the side elevation allowing access onto the garden, attractive feature fireplace with slate tiled hearth and inset wood burning stove, two radiators, door leading through to kitchen/dining room, archway leading through to:

Garden Room

14'0 x 7'8 (4.27m x 2.34m)

With a range of windows to the side and rear elevations, glazed double doors allowing access onto the garden, radiator.

Kitchen/Dining Room

25'10 x 14'1 max (7.87m x 4.29m max)

Two windows to the rear elevation, part glazed door allowing access onto the garden, the kitchen is fitted with a range of bespoke wooden cupboard and drawer base units with glazed wall mounted cupboards, complementing wood block worksurface with inset butler sink, cream Aga with tiled splashback, space and plumbing for dishwasher, space and point for free standing fridge/freezer, fitted breakfast bar, radiator, space for table and chairs, tiled flooring, door leading into:

Utility Room

7'4 x 6'1 (2.24m x 1.85m)

Window to the rear elevation, fitted work surface with space and plumbing for washing machine, space and point for tumble dryer, wall mounted gas fired boiler, tiled flooring, range of shelving.

Master Bedroom

15'9 x 11'7 (4.80m x 3.53m)

Double aspect with two full height windows to the side elevation, glazed double doors to the rear elevation allowing access onto

the garden, fitted double wardrobe, two wall mounted vertical radiators, door leading into:

En-Suite Bath/Shower room

Two windows to the rear elevation, fitted with a modern white suite comprising low level wc, wooden countertop with inset wash hand basin and fitted mirror above, wooden panelled free standing bath, large walk in shower cubicle with fitted glass screen, stainless steel heated towel rail, tiled flooring with under floor heating, small fitted storage cupboard.

First Floor

Landing

Access to loft space, doors off to the following:

Bedroom Two

17'9 x 10'8 (5.41m x 3.25m)

Double aspect with window to front and Velux style window to the side elevation, fitted double wardrobe, two radiators.

Bedroom Three

16'5 x 10'4 (5.00m x 3.15m)

Window to the rear elevation, Velux style window to the side elevation, fitted storage cupboard/airing cupboard housing insulated hot water cylinder, two radiators.

Bedroom Four

12'8 x 8'11 (3.86m x 2.72m)

Window to the side elevation, access to eaves storage cupboard, radiator.

Bedroom Five

10'9 x 7'6 (3.28m x 2.29m)

Window to the front elevation, radiator.

Family Bathroom

Window to the rear elevation, fitted with a modern white suite comprising low level wc, generous fitted vanity unit with granite worksurface, inset wash hand basin, range of fitted storage, wooden panelled bath with mixer tap, hand held shower attachment and wall mounted shower above, stainless steel heated towel rail.

Shower Room

Velux style window to the rear elevation, low level wc, wall

mounted stainless steel vanity shelf with countertop glass, wash hand basin, corner shower cubicle, open-fronted fitted storage unit and heated towel rail.

Outside

Parking

The property is access via a shared gravelled drive leading to a private gravelled parking area providing off road parking for three vehicles.

Gardens

The property sits centrally in a generous plot surrounded by established gardens planted with a range of mature trees, shrubs and a range of beds planted with a mixer of mature shrubs and seasonal plants. To the front is a paved patio and a decked area both enjoying a southerly aspect offering space for outside dining and entertaining, to one side is a feature pond, timber garden store with lawned gardens surrounding the property.

Detached Studio/Home Office

18'0 x 8'7 (5.49m x 2.62m)

Double aspect with window to the rear and glazed door to the front allowing access onto the garden, part glazed entrance door to the side elevation, wall mounted electric radiator, wooden flooring, range of fitted storage.

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

Council Tax Band: F



OUTBUILDING
137 sq.ft. (12.5 sq.m.) approx.

GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



TOTAL FLOOR AREA : 2152sq.ft. (199.9 sq.m.) approx.

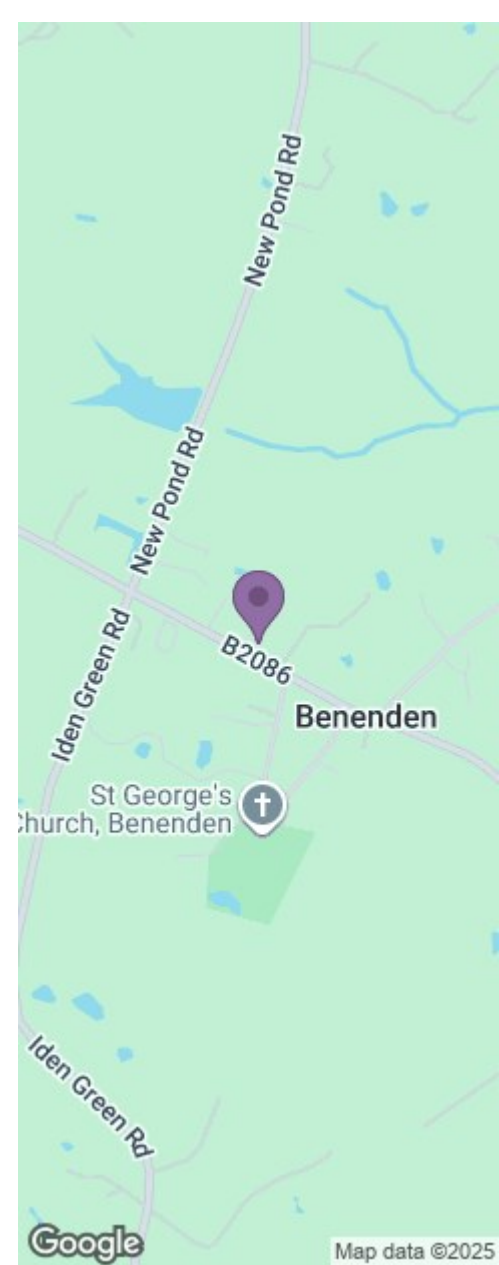
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
877 sq.ft. (80.4 sq.m.) approx.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A++ (1-10)	A (71-77)	A (78-82)	A++ (1-10)	A (71-77)	A (78-82)
A+ (11-15)	B (78-82)	B (83-85)	A+ (11-15)	B (78-82)	B (83-85)
A (16-20)	C (83-85)	C (86-88)	A (16-20)	C (83-85)	C (86-88)
B (21-25)	D (86-88)	D (89-91)	B (21-25)	D (86-88)	D (89-91)
C (26-30)	E (89-91)	E (92-93)	C (26-30)	E (89-91)	E (92-93)
D (31-35)	F (92-93)	F (94-95)	D (31-35)	F (92-93)	F (94-95)
E (36-50)	G (94-95)	G (96-100)	E (36-50)	G (94-95)	G (96-100)
F (51-60)			F (51-60)		
G (61-100)			G (61-100)		
For energy efficient - higher running costs	England & Wales 2020/19/18C		For environmentally friendly - higher CO ₂ emissions	England & Wales 2020/19/18C	



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