



Land & Property Experts



FOREST FARM
NINEVEH LANE, BENENDEN, CRANBROOK, KENT TN17 4LG

**FOREST FARM
NINEVEH LANE
BENENDEN
CRANBROOK
KENT
TN17 4LG**

Benenden	-	2 miles
Hawkhurst	-	2.9 miles
Cranbrook	-	3.2 miles
Tenterden	-	7 miles
Tunbridge Wells	-	16.3miles

A three bedroom bungalow set off a country lane in a rural location.

- Three bedroom bungalow – EPC: E
- Attached garage
- Traditional cottage gardens
- Rural location
- Within the Cranbrook School Catchment Area.
- In all about 0.59 of an acre

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: OFFERS IN EXCESS OF £600,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Euston House
82 High Street
Heathfield TN21 8JU
01435 864455**

LOCATION

Forest Farm is set back from a country lane between the villages of Benenden (2 miles) and Hawkhurst (2.9 miles). Cranbrook is approximately 3.2 miles to the north.

DIRECTIONS

From the crossroads in Benenden proceed north west on the B2086 (signposted Cranbrook and Goudhurst) for approximately one mile and then turn left into Babb's Lane (signposted Ninevah and Scullgate). Continue along Babb's Lane for approximately 0.2 miles and then turn right into Ninevah Lane (signposted Great Ninevah) and continue for 0.7 of a mile, whereafter the property will be found on the left hand side.

DESCRIPTION

The bungalow, which has been within the same family since 1945 originally formed part of their neighbouring farm. The current generation have refurbished the property to create a family home that now comprises:

Living Room (triple aspect) with a bay window, open fireplace with exposed brick surround, and a built-in storage cupboard.

Kitchen/Dining Room (double aspect) with stainless-steel sink set into Birch worktop with tiled splashback and storage units below. Two integral electric ovens with storage units to each side and electric ceramic hob set into Birch worktop above. Fireplace with inset woodburning stove. Door to outside.

Utility Room with storage cupboard, fitted shelving and plumbing for washing machine.



Bedroom 1 (double aspect) open fireplace with tiled surround.

Bedroom 2

Bedroom 3 open fireplace with tiled surround.

Family Bathroom with panelled bath, wash basin set into vanity unit, cupboard housing hot water tank, separate linen cupboard.

Cloakroom with wash basin and W.C.

Boot Room with storage cupboard and door to outside.

Rear Lobby with parquet flooring and door to outside

OUTSIDE

The entrance drive leading from the shared farm drive culminates in a parking area with an adjacent garage attached to the eastern elevation of the bungalow.

GARDENS

The gardens surrounding the bungalow are predominantly lawn, interspersed with a variety of trees and shrubs. A kitchen garden to the north west

of the garden benefits from raised beds, a greenhouse and a timber garden shed.



The property extends in all to about 0.59 of an acre.

SERVICES

Mains electricity and water. Storage heaters, and private drainage.

ACCESS

Access to the property is from a shared private drive.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Tunbridge Wells Borough Council, Town Hall, Mount Pleasant Road, Tunbridge Wells, Kent TN1 1RS

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no public Rights of Way over the property.

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.



COUNCIL TAX

Band E

PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the

services of Smartsearch to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



