



**8 Vere Meadows,  
Benenden, Kent TN17 4EX**

# 8 Vere Meadows, Benenden, Kent, TN17 4EX

## Guide Price: £725,000

Built in 2020 by Wedgwood Homes as part of a select development of 12 new homes, this attractive detached 3 bedroom / 2 bathroom property, enjoying a tucked away, but very convenient location just a short walk from the centre of the sought after village of Benenden, must be viewed to be fully appreciated.

Situated in the High Weald Area of Outstanding Natural Beauty, it is a location that has a wonderful semi-rural feel, and yet it benefits from being in close proximity to the towns of Cranbrook and Tenterden with their superb array of shops and amenities, which means it is also extremely convenient.

Internally, this light and airy modern home has a layout which would suit any number of different buyers. The hub of this home is most definitely the open plan family room with its contemporary kitchen and double bi-folding doors across the back giving views over and access to the enclosed garden beyond. This property also benefits from off-street parking for two cars

- Individual detached 3 bedroom / 2 bathroom house
  - Built in 2020 to a high specification
- Approximately 8.5 years remaining on Building Warranty
  - Tucked away location in the centre of Benenden
- Walking distance of all local amenities. Area of Outstanding Natural Beauty
- Wide choice of good location schools. Cranbrook School catchment area
  - Mainline stations at Staplehurst and Ashford

**SITUATION:** 8 Vere Meadows is situated close to the centre of the highly regarded Wealden village of Benenden, which offers a good range of everyday local facilities including a primary school, butchers shop, cafe, general store, village hall and popular public house with restaurant, together with a picturesque village green and ancient Church. More comprehensive shopping, leisure and health facilities can be found in the nearby towns of Cranbrook and Tenterden. There is a wide choice of schools in both the state and private sectors nearby, including the renowned Benenden Girls School. This property also benefits from being within the Cranbrook School catchment area. Staplehurst station is approximately 8 miles distant with services to Charing Cross and Canon Street. This also links with the International Station at Ashford. The beautiful surrounding countryside, which includes the popular Hemsted Forest, provides many opportunities for walking and cycling.

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**Warner Gray**



**The accommodation comprises the following with approximate dimensions :**

**ENTRANCE HALL** A welcoming hall with oak staircase and under stairs cupboard. Space for free standing furniture and cloaks. Engineered oak floor.

**SITTING ROOM** 19' 5" x 11' 6 max" This lovely, spacious, double aspect room is a perfect space for both winter and summer living. While the wood burner means it is perfect as a sitting room for cosy evenings in, the French doors that open on to the patio and garden beyond, make this the perfect place to sit and relax during the warmer months. Engineered oak floor.

**CLOAKROOM** A generous cloakroom with concealed cistern w.c and wash hand basin with cupboard under. Tiled floor. Window to front.

**FAMILY ROOM / KITCHEN / DINER** 21' 0" x 19' 5 max" This bright, spacious area, with its contemporary high spec kitchen is most definitely the hub of this home, and with the double bi-folding doors across the back, giving access to and views over the garden, this space has a real "wow" factor.

A bespoke fitted kitchen with a range of modern shaker style units with Silestone quartz stone worktops and inset one and a half bowl sink. Integrated AEG appliances. Space for soft furnishings and dining table and chairs. Tiled floor.

**STUDY / SNUG** 10' 4" x 8' 7 max" This useful room, currently set up as a study cum snug, could be utilised in a number of different ways. It would certainly make an ideal playroom, teenage den, occasional spare room or hobby space. Oak floor.

**FIRST FLOOR LANDING**

Stairs lead from the ground floor to the landing, from which all the bedrooms are accessed. Airing cupboard housing hot water cylinder. Loft hatch. Oak floor.

**PRINCIPAL BEDROOM** 15' 0" x 11' 6 max" A generous double aspect room with far reaching countryside views to the rear. Oak floor. **EN-SUITE SHOWER ROOM** Modern suite comprising: large walk-in screened shower; double wash basin with storage under; concealed cistern w.c; heated towel rail. Tiled floor.

**BEDROOM 2** 18' 6" x 8' 10 max" A double aspect bedroom currently set up as a twin. Oak floor.

**BEDROOM 3** 16' 11" x 10' 2 max" A good size bedroom with window to the front and velux in roof. Oak floor. NB: Some restricted head height to this room.

**BATHROOM** A modern bathroom comprising: panelled bath with shower over; wash basin set into unit with storage below; concealed cistern w.c and heated towel rail. Tiled floor.

**OUTSIDE** This property occupies a tucked away position at the end of a private cul-de-sac with a drive providing off-street parking for two cars. To the rear of the property is a well screened garden laid mainly to lawn, where a patio running along the back of the house provides a lovely place to sit and relax.

NB: To one side of the property is a small nature reserve which has been left by the developer for the enjoyment of wildlife and residents on the close. Please note that the lawned area to the front does not belong to the property.

**SERVICES** Mains water, electricity, gas and drainage. NB: Under floor heating to ground floor with zoned controls. EPC: B. Local Authority: Tunbridge Wells Borough Council.

**LOCATION FINDER** [what3words: nurse.lightbulb.issuer](#)



### Ground Floor

Approx. 72.8 sq. metres (781.0 sq. feet)



### First Floor

Approx. 65.3 sq. metres (702.5 sq. feet)



Total area: approx. 137.8 sq. metres (1483.6 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray. Plan produced using PlanUp.



