



125

— YEARS OF —

**Lambert
& Foster**



MEADOWBANK, STANDEN STREET
IDEN GREEN, CRANBROOK, KENT TN17 4HP



**Lambert
& Foster**



TENTERDEN 8 MILE | CRANBROOK 5 MILES | TUNBRIDGE WELLS 19 MILES | STAPLEHURST MLS 8 MILES

MEADOWBANK, STANDEN STREET, IDEN GREEN, CRANBROOK, KENT TN17 4HP

An individual development of just five distinctive homes by independent developer Meadow Bank Homes with an attention to detail and workmanship, enjoying a semi rural location, set within this much favoured residential lane. Cranbrook School Catchment area.



LOCATION

Standard Street is a residential lane within the popular semi rural hamlet of Iden Green, comfortable walking distance of the Woodcock Inn known locally for its good food and hospitality, tennis club and nursery school. Benenden with its traditional village green provides everyday amenities including a general store and coffee shop, newly built primary school, church and The Bull public house. The historic market town of Cranbrook is situated approximately 4 miles distance providing a comprehensive range of amenities including professional services. The

historic Cinque Ports town of Tenterden, known locally as the Jewel of the Weald approximately 8 miles distance, also provides a comprehensive range of amenities including both Waitrose and Tesco supermarkets, as does Hawkhurst village approximately 8.5 miles distance. Excellent educational facilities in both the state and private sectors are available locally including Dulwich School, Cranbrook School, St Ronan's Preparatory School, Hawkhurst. Meadowbank falls within the ever popular Cranbrook School catchment area (schoolsnet.com).



HOME ONE

THE DEVELOPMENT

Five individual homes of traditional brick cavity wall construction, beneath pitched tiled roofs, with an attention to detail and high specification fixtures and fittings.

HOME ONE



A detached three bedroom house comprising: entrance hall, cloakroom, sitting room, kitchen/dining room, study/occasional fourth bedroom first floor landing three double bedrooms including a main bedroom with en suite shower room, family bathroom front and rear turfed and landscaped garden oak framed twin bay carport.



1 MEADOWBANK, STANDEN STREET, IDEN GREEN, CRANBROOK, KENT TN17 4HP

Approximate Area = 1,457 sq ft / 135.3 sq m (exclude carport)

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 1,494 sq ft / 138.7 sq m

For identification only – Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Lambert and Foster Ltd. REF: 1302237

HOME TWO

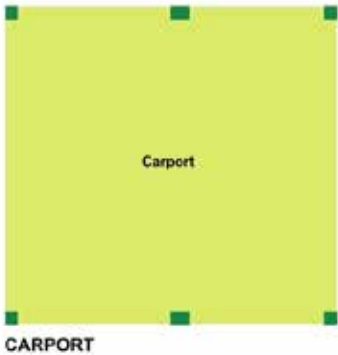


A detached three bedroom house comprising: entrance hall, cloakroom, sitting room, kitchen/ dining room, utility room, study, first floor landing three double bedrooms including a main bedroom with en suite shower room, family bathroom, front and rear landscaped and turfed garden twin bay oak framed carport.



2 MEADOWBANK, STANDEN STREET, IDEN GREEN, CRANBROOK, KENT TN17 4HP
Approximate Area = 1,889 sq ft / 175.4 sq m (exclude carport)

For identification only – Not to scale



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HOME THREE



A linked detached three bedroom house comprising: entrance hall, cloakroom, sitting room, kitchen/dining room, utility room. First floor landing three bedrooms including a main bedroom with en suite shower room, family bathroom, rear turf garden and gravel parking for two vehicles.



3 MEADOWBANK, STANDEN STREET, IDEN GREEN, CRANBROOK, KENT TN17 4HP

Approximate Area = 1,352 sq ft / 125.6 sq m

For identification only – Not to scale



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HOME FOUR

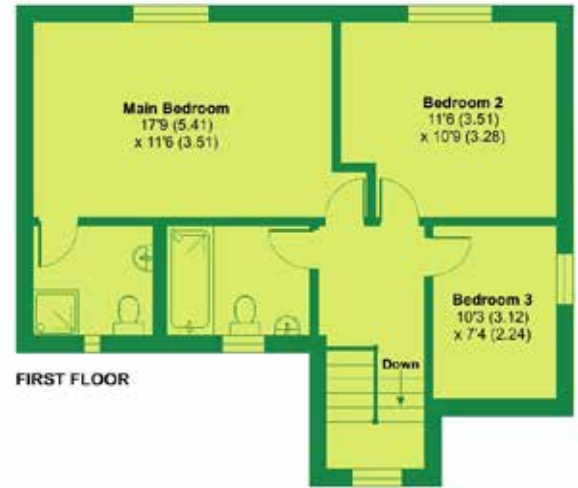
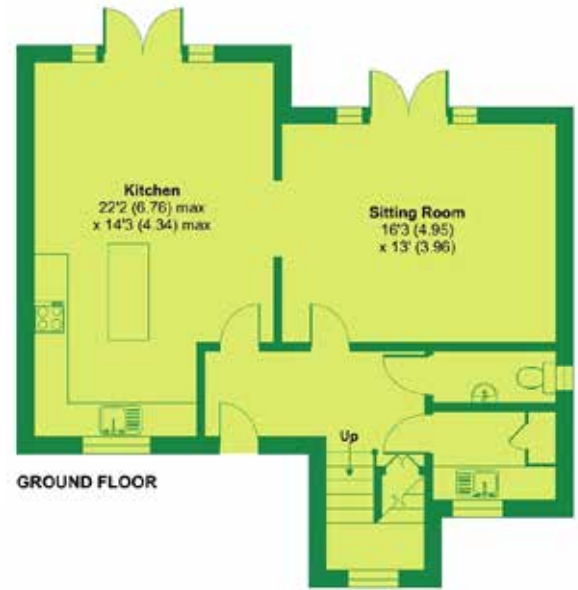


A linked detached three bedroom house comprising: entrance hall, cloakroom, sitting room, kitchen/dining room, utility room First floor landing, three bedrooms including a main bedroom with en suite shower room, family bathroom, rear turfed garden, oak framed car port and gravel parking for two vehicles.



4 MEADOWBANK, STANDEN STREET, IDEN GREEN, CRANBROOK, KENT TN17 4HP
Approximate Area = 1,352 sq ft / 125.6 sq m

For identification only – Not to scale



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HOME FIVE



A detached two/three bedroom chalet style house comprising: entrance hall, cloakroom, utility room, sitting room/dining room, study/bedroom three, first floor landing to bedrooms including a main bedroom with en suite shower room, family bathroom, landscaped and turfed rear garden, twin bay oak framed cart lodge.



5 MEADOWBANK, STANDEN STREET, IDEN GREEN, CRANBROOK, KENT TN17 4HP
Approximate Area = 1,498 sq ft / 139 sq m

For identification only – Not to scale



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VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888 cranbrook@lambertandfoster.co.uk.

METHOD OF SALE: Private Treaty.

TENURE: Freehold.

SERVICES: Mains electricity, water and drainage. Air source heating.

MOBILE & BROADBAND:

Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: tunbridgewells.gov.uk

COUNCIL TAX: TBC

EPC: B

DIRECTIONS: Using what3words: [this.proved.shelving](https://www.what3words.com/)

SPECIFICATION: Finished to a high standard with contemporary interiors and fittings

FLOORING: Engineered Oak flooring. Fully carpeted stairs, landings, hallways and bedrooms. Fully tiled bathroom floors with underfloor heating.

KITCHENS: Fully fitted Shaker style kitchens with integrated appliances to include:

- Neff Tilt and Slide ovens, Neff microwave and grill, dishwashers, wine coolers (not in homes 3 and 4) boiling water taps, fridge/freezers, induction hobs, extractor hoods.
- Quartz 30mm Calacatta Gold worktops and splashbacks (home 5 has a Quartz White worktop).
- Breakfast bars /islands.
- Extra tall and deep cupboards.
- Corner units have pull out carousels.

UTILITY ROOMS: Homes 2, 3, 4 and 5 have downstairs utility rooms with appliances. Plot 1 has an upstairs utility cupboard with washer and dryer.

BATHROOMS:

Home 1: Fully tiled ensuite with vanity unit and illuminated mirror. Shower enclosure. Taps and shower heads are brushed brass

finish. Family: Shower enclosure, free standing bath, vanity unit and mirror, fully tiled.

Home 2: Fully tiled ensuite with walk in shower, vanity unit and illuminated mirror. Brushed brass effect hardware. Family: Freestanding bath, shower enclosure, vanity unit, illuminated mirror, fully tiled.

Homes 3 and 4: Fully tiled en suite with shower enclosure, vanity unit, illuminated mirror, brushed brass hardware. Fully tiled family bathroom with bath and shower over. Vanity unit and illuminated mirror.

Home 5: Fully tiled ensuite with freestanding bath, separate shower enclosure, vanity unit, illuminated mirror. Family bathroom with bath and shower over, vanity unit, illuminated mirror.

GENERAL POINTS EXTERIOR:

- Good sized patios with porcelain tiles.
- Turfed gardens.
- Outdoor lighting and outdoor electric sockets.
- Outside taps.
- Wide footpaths.
- Landscaped communal areas.
- Carports.
- Oak framed carports to homes 1, 2 and 5.
- Stained tongue and grooved interior carport ceilings.
- Car chargers fitted all 5 houses.

GENERAL POINTS INTERIOR:

- Engineered Oak flooring and fully fitted carpets in all houses.
- Underfloor heating throughout the downstairs.
- LED low voltage lighting throughout.
- USB sockets in all rooms.
- Super fast fibre optic cabling throughout. Just call your provider and flick a switch for internet.
- TV sockets in all rooms with streaming throughout the houses due to fibre optic cabling.
- Triple AAA rated Air Source Heat Pumps ensuring low energy costs.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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