



**CASA BELLA**  
ROLVENDEN ROAD, BENENDEN, KENT, TN17 4BU



**Lambert  
& Foster**

CRANBROOK 4.5 MILES | STAPLEHURST MLS 8.8 MILES | TENTERDEN 4.6 MILES

## **CASA BELLA, ROLVENDEN ROAD, BENENDEN, KENT, TN17 4BU**

A stunning, individual, detached new barn conversion providing four bedroom, two bathroom, approximately 1765 sq ft / 163.9 sq m of beautifully presented accommodation arranged over two floors, including open plan kitchen/dining/sitting room with bi fold doors and principal bedroom with dressing room and en suite, off road parking for multiple vehicles, all complemented by a turfed rear garden with large patio and fine countryside views, set in a convenient location on the outskirts of the sought after village of Benenden. Cranbrook School catchment area.

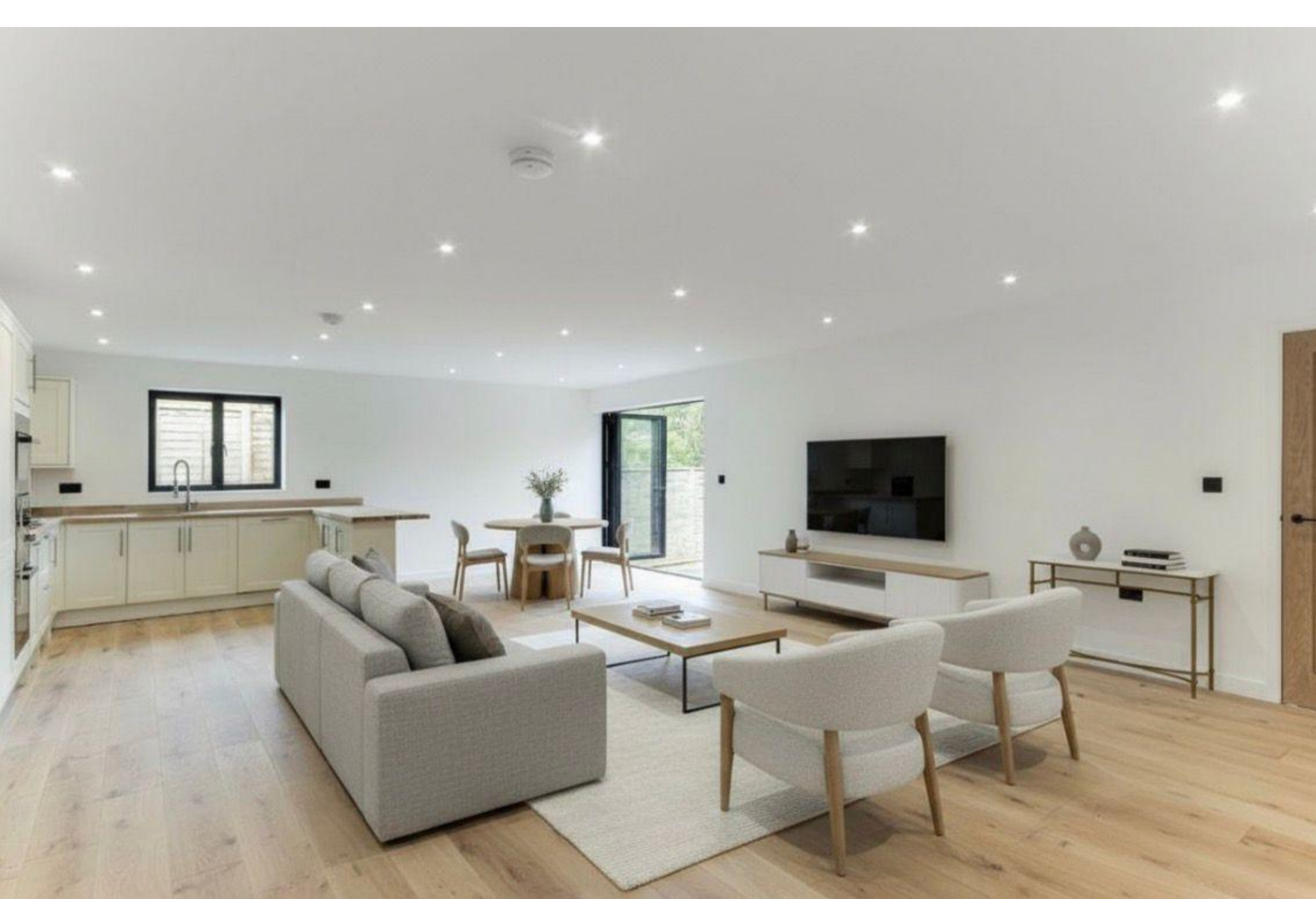
GUIDE PRICE £745,000

FREEHOLD



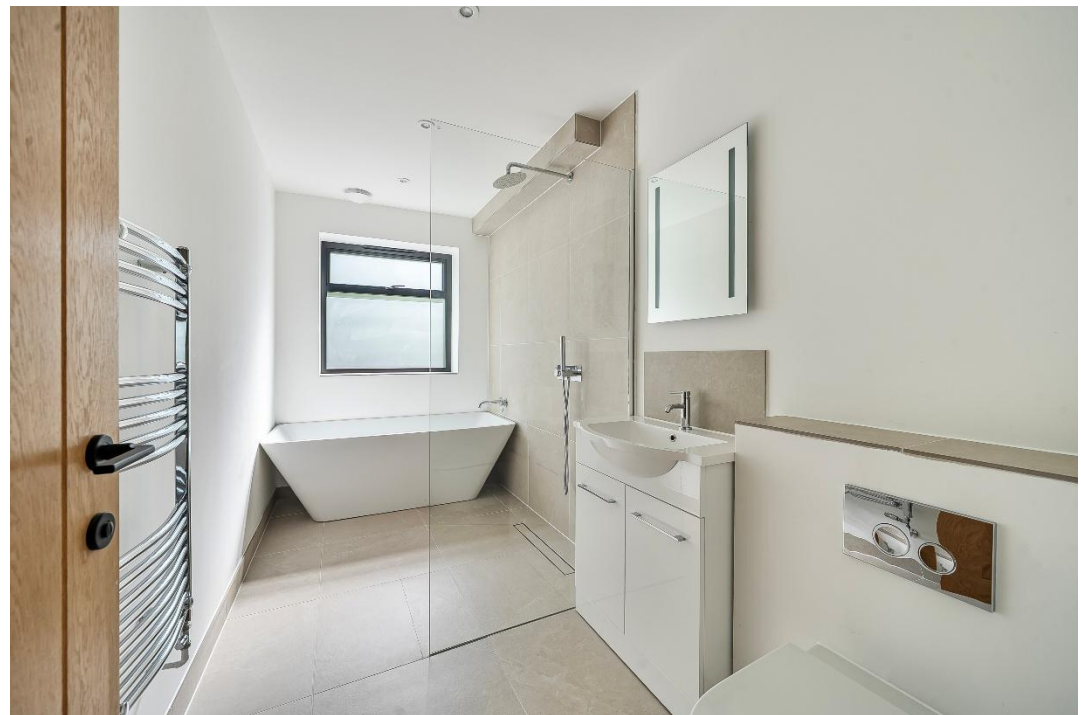
### **DIRECTIONS**

Using WHAT3WORDS; spans.clasps.elects



## DESCRIPTION

- Approximately 1,765 sq ft / 163.9 sq m of accommodation including off road parking with EV Tesla charging point and car charge
- Underfloor heating to ground floor
- Triple aspect kitchen/dining/sitting room with bi fold doors, breakfast bar and solid wood worktops, Blomberg oven, induction hob, fridge/freezer and dishwasher
- Utility room with washing machine and tumble dryer
- Cloakroom
- Study/bedroom 4
- Two ground floor double bedrooms
- Double aspect main bedroom with dressing room and bathroom to the whole first floor
- Separate family bathroom with walk in shower and bathtub





## GARDENS & GROUNDS

A gravel driveway provides off road parking for a number of vehicles with access to a Tesla EV charging point. The enclosed garden is mainly laid to lawn with a generous, elevated paved terrace, perfect for entertaining family and friends, whilst enjoying the fine countryside views.



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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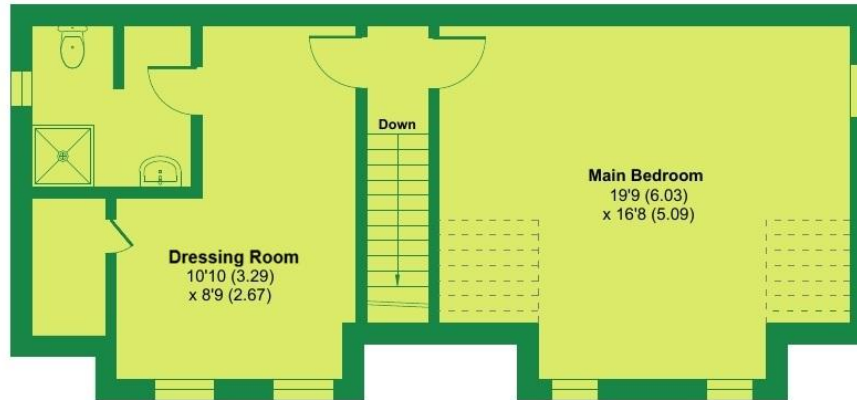


Approximate Area = 1723 sq ft / 160 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

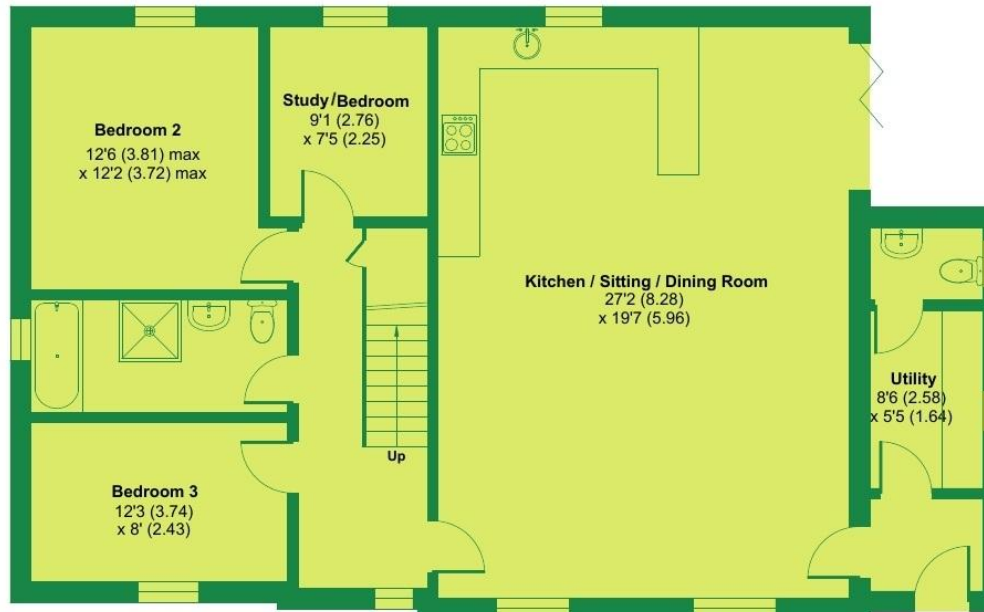
Total = 1765 sq ft / 163.9 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



**VIEWING:** By appointment only. **Cranbrook Office:** 01580 712888.

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private drainage

**Heating:** Gas fired central heating, underfloor heating to ground floor

**BROADBAND & MOBILE COVERAGE:**

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

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band TBC **EPC:** B (82)

**NB:** Some images are AI computer generated and may not reflect the style and finish of the home and therefore should not be relied upon.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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