



**Crabtree,
Benenden Road, Rolvenden, Kent TN17 4JE**

**Crabtree, Ranters Oak,
Benenden Road, Rolvenden, Cranbrook, Kent TN17 4JE**

Offers in excess of £600,000

Enjoying a unique tucked-away location within the small hamlet of Ranters Oak, Crabtree offers bright three-bedroom single-storey living with a layout combining modern convenience and everyday comfort.

The beautiful English country garden provides a perfect setting for the property and is further enhanced by attractive communal gardens and use of the tennis court.

The historic villages of Rolvenden and Benenden are nearby, both offering local shopping facilities and well-regarded schools. The wonderful surrounding countryside which includes the popular Hemsted Forest provides many opportunities for walking and cycling.

- Spacious attached three bedroom single-storey property
- Desirable tucked away, but not isolated rural setting
- Beautiful private English country garden
- Well-presented light and bright accommodation throughout
- 23' Kitchen / Dining Room & 19' Sitting Room with garden views
- Garage en-bloc and visitors parking space
- Communal gardens and tennis court for use of residents
- Easy reach of both the villages of Rolvenden and Benenden
- Mainline stations at Staplehurst, Headcorn and Ashford
- Cranbrook School catchment area.

Situation : Crabtree is situated between the highly desirable villages of Rolvenden and Benenden, both offer excellent amenities for daily living, including primary schools, general stores and public houses along with several active societies. The nearby towns of Cranbrook and Tenterden, known for their charming High Streets, provide a broader selection of independent shops, restaurants, supermarkets and leisure facilities.

A wide selection of educational opportunities exist locally at both primary and secondary levels in both state and private sectors. The property also benefits from being in the sought after Cranbrook School Catchment Area.

For mainline rail services, Staplehurst, Headcorn and Ashford provide good commuter links into London with the high-speed link from Ashford to London St Pancras taking about 37 minutes.

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As you step through the front door, you are welcomed into a spacious **Entrance Hall** that sets the tone for the home's generous proportions.

The elegant double aspect **Sitting Room** has French doors opening onto the terrace and garden, creating a natural flow between inside and out. This is a perfect room for family gatherings or simply unwinding by the fireplace.

With its well-appointed **Kitchen/Dining Room** and space for a large table and chairs, this room is the perfect place to cook, eat and entertain. A stylish range of base units, drawers and wall mounted cupboards create a clean modern look with ample work surface space incorporating a classic butler style sink unit, space for a range cooker and additional appliances. French doors open directly onto the terrace and garden, seamlessly extending the living space outdoors.

Adjacent is the useful **Utility Room** which provides access to the garden with additional storage/appliance space, ensuring the practical aspects of everyday life are catered for.

The double aspect **Principal Bedroom** is accessed through doors from the sitting room into this calm and comfortable retreat. It is a lovely place to relax at the end of a long day and in the morning you can enjoy your cup of tea looking through the French doors across the garden. This bedroom is complemented by an **en-suite Bathroom** with smart white suite including a separate shower cubicle.

Bedroom 2 is a generous sized bedroom with built in wardrobes. **Bedroom 3** also has a built-in wardrobe and offers versatility as a study if so desired. These two bedrooms are served by a well-appointed **Shower Room**.

Outside The English country garden is a standout feature offering seclusion and providing a lovely setting with a paved terrace. This is a sunny area ideal for outdoor dining, entertaining or relaxing while enjoying the outlook over the garden. There is an abundance of flowering plants with shrubs providing colour and interest. The vegetable garden and greenhouse are an added bonus for keen horticulturists. The property also benefits from an en-bloc garage, visitors parking and residents also have use of the communal gardens and tennis court.

Services Mains water and electricity. Gas central heating. Shared private drainage. **EPC D.**

Local Authority: Ashford Borough Council. Service / Maintenance Charges: £200 per quarter





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