



**Price**  
**£600,000**

**Freehold**

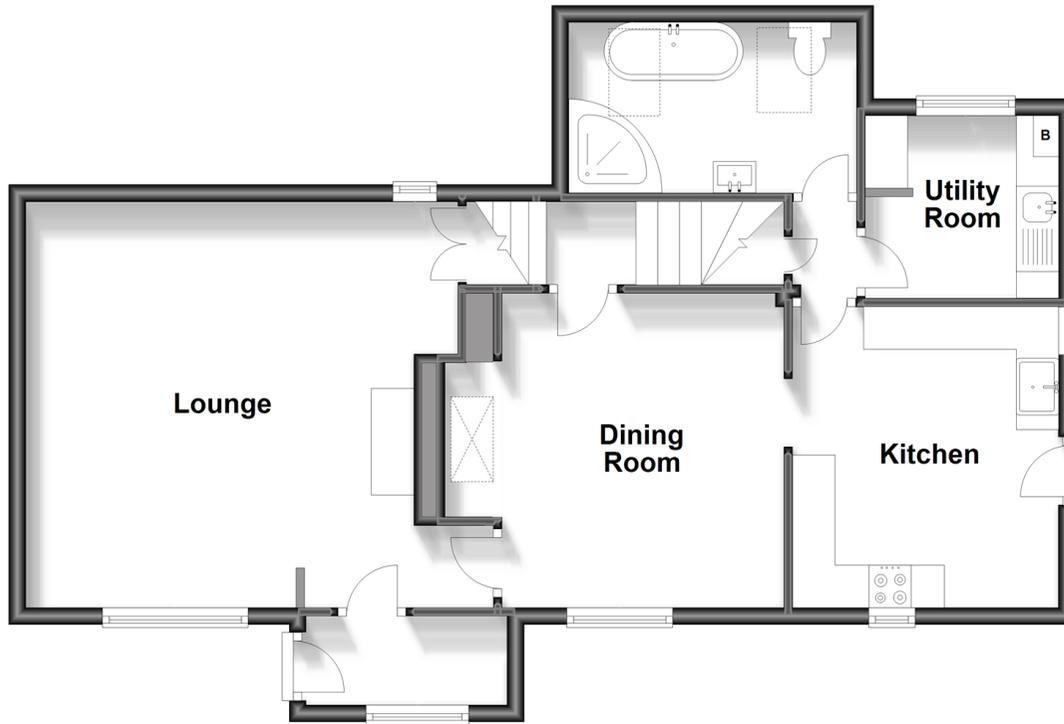
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**Mill Street, Iden Green,  
Cranbrook, Kent, TN17**

*Wards*  
Helping you move forwards

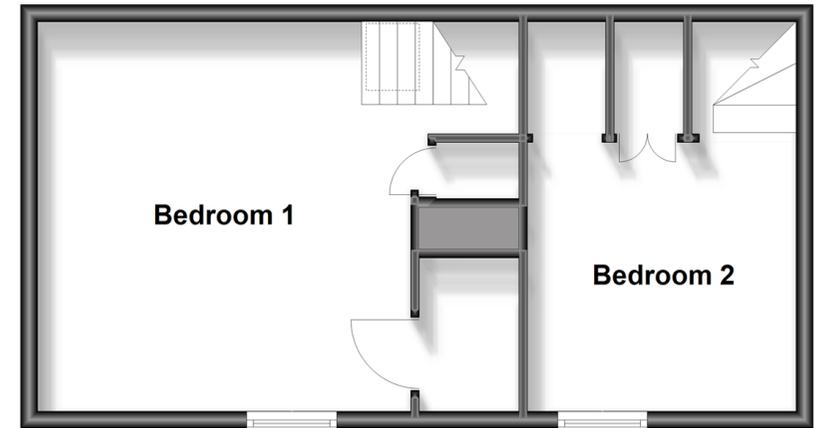
## Ground Floor

Approx. 70.3 sq. metres (757.0 sq. feet)



## First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 12'1 x 10'4 (3.69m x 3.15m)

Utility Room: 7'3 x 7'2 (2.21m x 2.19m)

Bathroom: 11'2 x 6'5 (3.41m x 1.96m)

Dining Room: 12'1 x 11'1 (3.69m x 3.38m)

Lounge: 15'11 x 15'11 (4.85m x 4.85m)

Porch/Boot Room

### FIRST FLOOR

Landing

Bedroom 1: 14'7 x 12'4 (4.45m x 3.76m)

Bedroom 2: 14'8 x 10'1 (4.47m x 3.08m)

### OUTSIDE

Front and Rear Gardens

Garage and Driveway



## Main features

- Stunning Grade II listed character detached cottage
- Spacious lounge with wood burning stove
- Dining room with Rayburn set into inglenook fireplace
- Beautifully presented private rear garden
- Garage/workshop with annexe potential
- Envious rolling countryside views
- Cranbrook School catchment area



### Nearest Schools

Primary Schools: Benenden C of E Primary 1.2 miles, Sandhurst Primary 2.4 miles, Hawkhurst C of E Primary 3.5 miles

Secondary Schools: Benenden School 1.9 miles,



### Transport Information

Train Stations: Headcorn 10. miles, Appledore 10. miles, Ham Street 12. miles



### Address

Mill Street, Iden Green, Cranbrook, Kent, TN17



### Directions

For directions to this property please contact us.



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Call Tenterden Branch 01580 766002 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

EPC RATING	CURRENT:	POTENTIAL:

14007602/20230708/AQ/AQ