



Oak Priors,
Cranbrook Road, Benenden, Kent TN17 4ES

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Price Guide : £1,250,000

A beautifully authentic 1927 Arts and Crafts house set within approximately 1.5 acres, offering extensive garaging, superb south facing gardens and exciting scope for enhancement (subject to planning).

A Rare Arts and Crafts Country House of Quiet Distinction

Set discreetly behind a magnificent ancient oak, from which the house takes its name, and close to the heart of the sought-after village of Benenden, this remarkable Arts and Crafts residence presents a rare opportunity to create a truly distinguished country home.

Originally built in 1927 and lovingly held within the same family for generations, the house is rich in character, craftsmanship and quiet charm.

While now requiring comprehensive internal modernisation, it offers an exceptional canvas on which to design a bespoke, modern interior, one that complements rather than compromises its architectural integrity. It also benefits from having no onward chain.

The setting is nothing short of enchanting. Extending to approximately 1.5 acres (unmeasured) the south-facing gardens unfold with a natural, park-like grace with mature planting, open lawns, far distance views and a sense of space that is increasingly hard to find. Beyond their immediate beauty, the grounds also offer significant scope for further enhancement, with ample room for thoughtful extensions to the main house, as well as the addition of leisure amenities such as a swimming pool, studio or ancillary outbuildings, subject, of course, to the necessary planning permissions. Complementing the main house is a substantial, well-executed modern garage building providing four bays, together with an additional two-bay car port, ideal for the car enthusiast or for those seeking generous ancillary space.

There is a palpable sense of a gentler, more considered way of living here, where time slows and the seasons take centre stage. One could easily imagine a scene from Miss Marple unfolding beyond the hedgerows; yet for all its tranquillity, the house remains well connected. The vibrant Wealden towns of Cranbrook and Tenterden are both within easy reach, offering an excellent selection of independent shops, dining and everyday amenities.

This is more than a renovation project - it is an opportunity to craft a legacy home of real distinction, where heritage, landscape and modern living come together in perfect balance

WARNERGRAY 13 EAST CROSS, TENTERDEN TN30 6AD

E: info@warnergray.co.uk www.warnergray.co.uk

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SITUATION "Oak Priors" enjoys a wonderful set back position close to the heart of the highly regarded Wealden village of Benenden, a picturesque and welcoming community centred around its beautiful village green. The village offers an excellent range of everyday amenities within easy reach, including a well-regarded primary school, the renowned Benenden Girl's school, village shop, café, village hall and a popular public house with restaurant, together with an historic church that adds to the village's timeless charm.

For a wider choice of shopping, dining and leisure facilities, the nearby market towns of Cranbrook (3 miles) and Tenterden (5 miles) each offer an attractive mix of independent shops, cafés and restaurants. The property also lies within the sought-after Cranbrook School catchment area. The surrounding countryside is particularly beautiful, with rolling Wealden landscapes providing endless opportunities for walking, cycling and exploring. Nearby Hemsted Forest is a favourite spot for outdoor recreation, offering peaceful woodland walks throughout the seasons. For those needing to travel further afield, Staplehurst station, approximately eight miles away, provides regular rail services to London Charing Cross and Cannon Street, making the location well suited to both country living and commuting.

Approached via its original entrance, the house immediately reveals its authentic Arts and Crafts character—an integrity that continues seamlessly throughout the interior, which remains remarkably unspoilt.



The front door opens into a welcoming reception hall, where a wide, elegant staircase with subtle Art Deco influences rises to the first floor, setting the tone for the accommodation beyond. From here, the principal reception rooms are arranged in a natural and well-balanced layout.

A particular highlight of the house is that all of the main living spaces are orientated to the rear, enjoying a prized south-facing aspect, exceptional natural light, and delightful views over the gardens.

The sitting room is of especially generous proportions and forms the heart of the home, centred around an original Arts and Crafts fireplace and enhanced by a deep bay window with doors opening onto the gardens beyond.

To one side, a later addition provides a charming orangery, now used as a formal dining room, an ideal setting for entertaining and larger gatherings. To the other is a further family dining room also featuring an original fireplace.

The breakfast room, equally characterful and again with its own fireplace, provides a relaxed and informal space for day-to-day living. Beyond this, the kitchen and adjoining study are conveniently positioned, leading through to a practical utility room and a large enclosed porch, well suited to country living. A cloakroom completes the ground floor accommodation.



To the first floor, a long landing provides access to all bedrooms and bath/shower rooms. The bedroom accommodation is particularly well arranged, with all four bedrooms enjoying a southerly aspect and benefitting from excellent natural light, along with far-reaching views across the gardens and surrounding countryside.

The largest of the bedrooms is especially impressive in scale and serves as a principal room, with direct access to a Jack and Jill bathroom, creating a well-considered semi-suite arrangement.

Two further bedrooms are generous double rooms, each with built-in storage and wonderful outlooks, while the fourth bedroom, although more modest in size, remains a comfortable and well-proportioned room, equally well positioned to enjoy the views. In addition to the Jack and Jill bathroom, the first floor also offers a main family bathroom and a separate shower room, providing excellent flexibility for both family living and visiting guests.

Overall, the accommodation is wonderfully balanced, retaining all the charm and authenticity of its Arts and Crafts origins while offering a highly practical and adaptable layout for modern living. The house already provides an exceptional sense of space, light and connection to its setting, yet it also presents exciting scope for further enhancement.

The substantial south-facing gardens to the rear provide a particularly compelling opportunity, and, subject to the necessary planning permissions, offer clear potential for a significant two-storey rear extension.

This would allow the house to be further opened up to its outstanding garden setting, creating an even more expansive and contemporary interpretation of this remarkable period home, without compromising its inherent character.

Outside : A sweeping gravel driveway leads to the front of the house and continues to the side where the extensive garaging is positioned. This substantial arrangement includes a four-bay garage with boarded loft space above, offering exceptional versatility, ideal for the car enthusiast, excellent secure storage for a family, or indeed a superb workshop or studio space.

In addition, there is an open-fronted two-bay carport and a further large store, all of which enhance the practicality of the property without detracting from its setting. The gardens extend in total to approximately 1.5 acres and are a defining feature of the property. To the front, a broad expanse of lawn is centred around the magnificent mature oak tree from which the house takes its name, creating an immediate sense of character and identity.





To the rear, the south-facing gardens open out into a remarkable park-like setting. Mature trees and established planting provide both structure and seclusion, with wide stretches of level lawn ideal for family life, entertaining, and the enjoyment of children, pets and keen gardeners alike.

The scale and topography of the gardens also offer clear potential for additional leisure features, such as a swimming pool or tennis court, subject to the necessary planning consents. In all, this is a garden of rare quality and proportion, offering a sense of space and maturity that is seldom found, and forming a truly exceptional complement to the house itself.

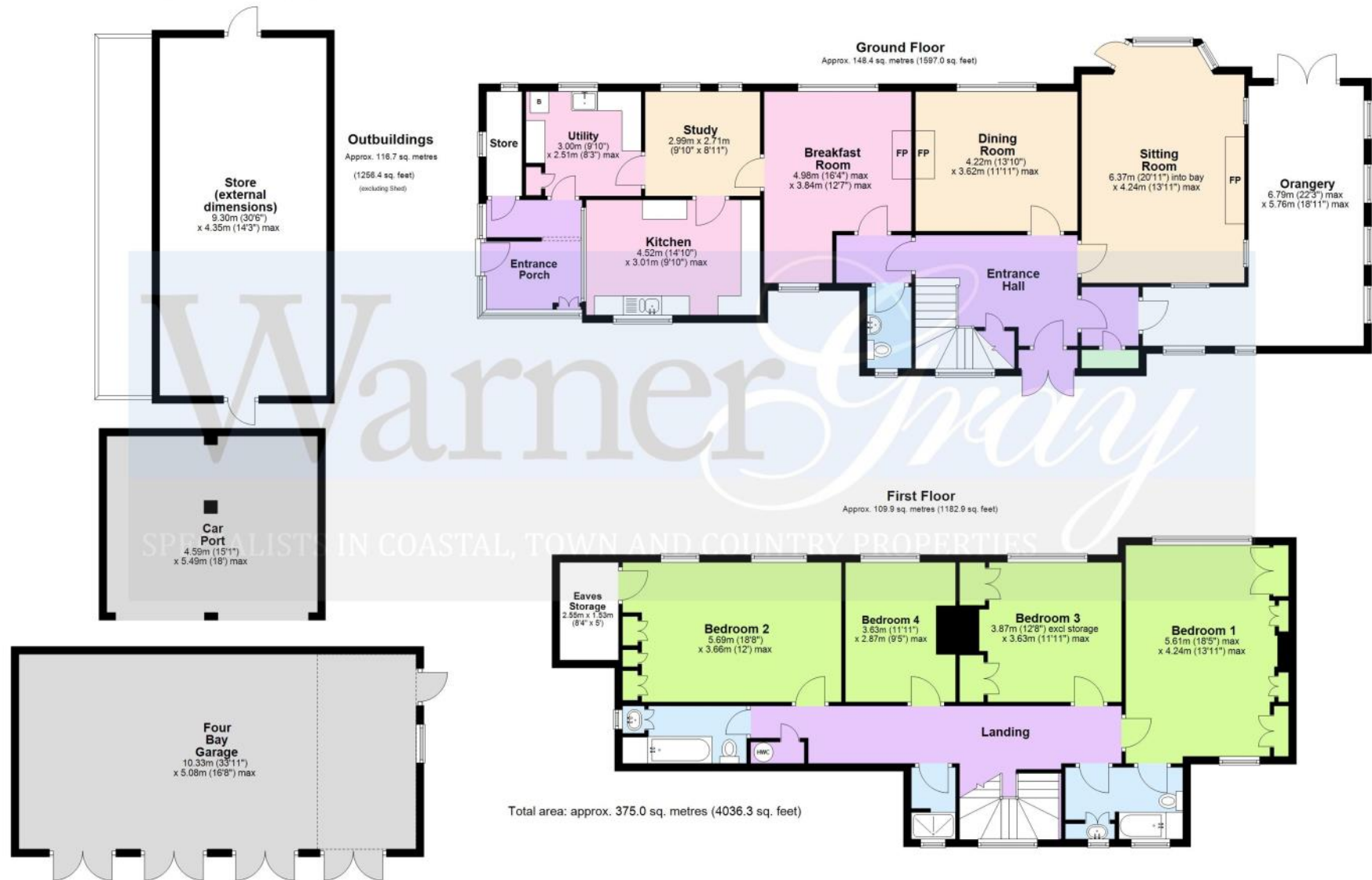
Services Mains: water, electricity, gas and drainage. EPC Rating: tba.

Local Authority: Tunbridge Wells Borough Council. Council Tax Band: G.
Location Finder what3words: ///fortress.mini.though



Viewing by appointment through WarnerGray
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