



Harley Meadow is a truly unique site consisting of a stunning open meadow, ancient woodland and a large pond, all set within the High Weald National Landscape.

The meadow itself is open and only a small amount of planting has taken place to date. The northern boundary has been planted with hawthorn, while alder and willow have been planted along the eastern boundary. Centrally, areas of willow and alder have also been established. It will be a joy to watch the landscape evolve over the coming years, with the hedgerows creating an increasing sense of privacy.

The woodland is dominated by mature hornbeam, although ash, sycamore, hazel, oak, holly, goat willow and field maple can also be found. In season, bluebells carpet the floor of this ancient woodland. A gentle stream runs from the pond along the woodland boundary, adding to the site's natural appeal.

The pond itself extends to nearly half an acre and has the potential for swimming and other water-based activities. The undergrowth around the edges is quite dense but could easily be opened up to allow easier access, as could the routes into the woodland itself. Wildlife is abundant throughout the site and documenting the wide variety of species present could be a rewarding project for nature lovers.

Harley Meadow offers a host of opportunities for those interested in woodland management, creating their own woodland, or simply finding a place to relax and enjoy nature with family and friends.

Locally, there are a number of villages with pubs and shops just a short drive away. Further afield, Tunbridge Wells is within easy reach to the north, while Rye and the coast lie to the south.

Ward is Hawkhurst, Sandhurst & Benenden and the County Council is Kent.

Boundaries: The boundary is partially fenced adjoining the fields S and along the woodland boundary adjoining the meadow. W follows the stream running through the woodland and around the pond. N and E border neighbouring meadows and are marked with post and new planting.

Access: There is vehicle access via a hard track and shared locked gate. Parking is possible in the meadow itself.

Covenant: There is a covenant on the wood designed to ensure the quiet and peaceful enjoyment of this and adjoining woodlands, click [HERE](#) to read and download.

[Click HERE](#) to see free OS maps.

Viewing: You are welcome to visit this wood by yourself, but please [Click here](#) to download the details showing the location of the woodland and ensure that you have a copy of these sales details with you. Many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

Maps: OS OpenData © Crown copyright and database rights 2026 & [OpenStreetMap](#)

Details for this wood

Guide price: £198,000 - Freehold

Size: 9.6 acres

Location: Benenden

OS Landranger: No.188

Grid ref: TQ 78967 34008

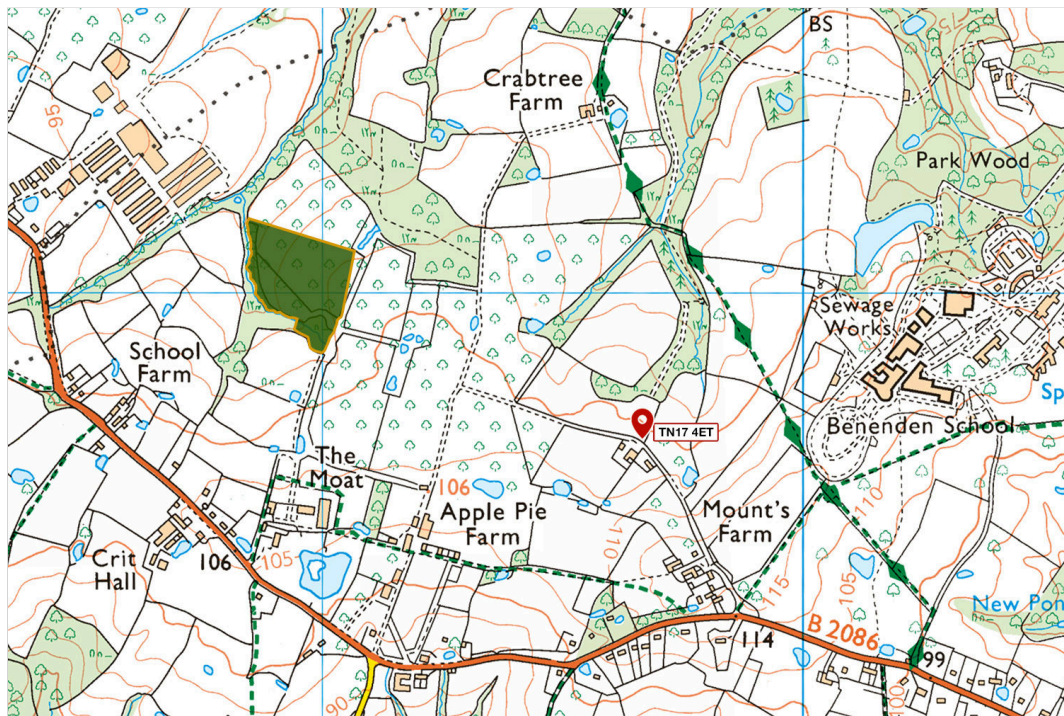
Nearest post code: TN17 4ET

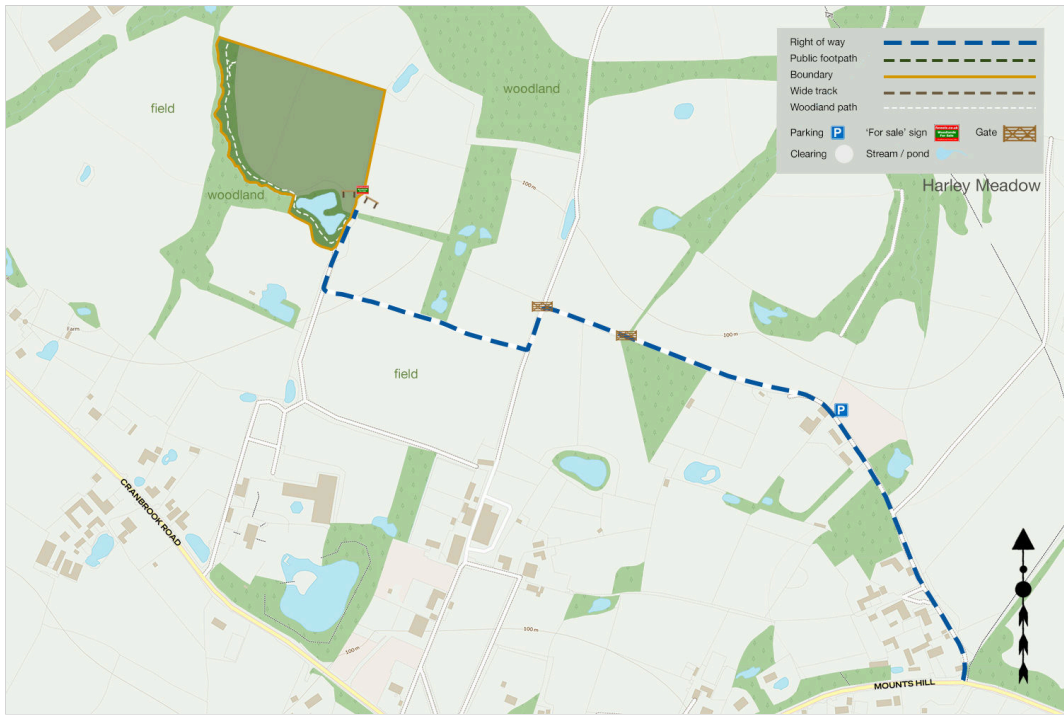
Contact: Ben Williamson

Phone: 07958 213 914

Email: ben@forests.co.uk

Our Maps





Directions

Harley Meadow, Mounts Hill, Benenden.

1. [Click here for Bing Maps Directions](#) click on the "Directions" box and enter your own postcode.

- For viewing purposes, park on the verge at the top of the track leading up from Mounts Hill as marked on the map and follow the track as marked in blue.
- Continue straight for 400m and turn left. After approx 70m take your first right and head straight across the field to the trees ahead and turn right.
- After 100m you will come to the main entrance to the meadow. **W3W: [///coasting.posts.windows](#)**

2. **For Satnav:** the nearest postcode is **TN17 4ET** as shown by the marker on the maps. The main coordinates for access are: **51.074588, 0.562709**. **W3W: [///quite.suffix.concluded](#)**

3. We recommend downloading [OS maps](#) to your phone. It's very useful for giving you an idea of where you are on the ground when viewing woodland.

Please note: the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.