



**22 High St, Biddenden  
TN27 8AH**

An exciting High Street Commercial Property in the sought after village with exceptional 4 bedroom residential property incorporated into the building being set out over 2 floors.

This stylishly-appointed Grade II listed village town house offers both exciting commercial and residential use. This 4-bedroom property sits in the heart of the charming and sought after Kentish village of Biddenden and has been recently refurbished to a very high standard. It presents a spacious and modern family home living with the added bonus of commercial use on the ground floor.

**Price Guide £850,000**





## Description

The accommodation comprises on the ground floor; entrance hall and commercial unit which opens out onto the High Street, multi-purpose reception room, study / library, doorway into high specification, impressive open plan kitchen / breakfast / dining space, pantry, boot / utility room, wc / cloakroom, side / rear entrance.

On the first floor; open plan living / sitting room leading to master bedroom (double – the room could be separated into 2 bedrooms with a partition wall), bedroom 2 (double), family bathroom with shower.

On the 2nd floor; 2 further double bedrooms, a second family bathroom, walk through dressing room / occasional bedroom.

The exterior includes a small yet attractive rear garden with stylish planters, wooden deck and allocated driveway parking for 1 car – additional parking is on street and free.

Services: Mains Electricity, Mains Water, Mains Drainage

Council Tax: Ashford Borough Council - Band: C

Grade II Listed

For Sale: Freehold

## Location

The property sits in the heart of picturesque Biddenden village, where there are various amenities, including a Post Office, general store, a restaurant, tea rooms and hairdresser. More comprehensive shopping can be found in Tenterden and Cranbrook which are about 3.5 miles and 5.2 miles away. Tunbridge Wells (19 miles) has excellent shopping, restaurants, boutiques, cinema and leisure bowling complex.

Mainline rail services to London run from Headcorn (6.2 miles) or Staplehurst (9.2 miles), with a high speed train service from Ashford to London St Pancras in about 37 minutes.

The property is situated within Cranbrook School catchment (2024). There is an excellent range of schools in the area in both the state and private sectors at primary and secondary level. Primary schools include John Mayne in Biddenden, Benenden and Sissinghurst. Local comprehensive schools include Homewood School in Tenterden and there are various private schools including Dulwich Preparatory School in Cranbrook, Saint Ronans and Marlborough House in Hawkhurst and Benenden Girls School.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8, providing links to Gatwick and Heathrow airports and other motorways.

\*All mileages and journey times are approximate



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only.

A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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The Property Ombudsman

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