

**RADFORDS**  
ESTATE AGENTS

*Country Homes*



**SHORTS FARM  
TENTERDEN ROAD  
BIDDENDEN  
ASHFORD  
KENT TN27 8DP**

**OFFERS INVITED FOR THE FREEHOLD  
PRICE GUIDE £1,595,000**



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High Street, Staplehurst  
Kent, TN12 0AU



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# SHORTS FARM, TENTERDEN ROAD, BIDDENDEN, KENT TN27 8DP

**NESTLED IN A TRANQUIL AND RURAL SETTING WITH FAR REACHING COUNTRYSIDE VIEWS THIS STUNNING FOUR BEDROOMED GRADE 11 LISTED FARMHOUSE ENJOYS PLENTIFUL CHARM AND CHARACTER THROUGHOUT.**

## **MAIN HOUSE**

**RECEPTION HALL, DRAWING ROOM, SITTING ROOM, DINING ROOM, CONSERVATORY, STUDY/FIFTH BEDROOM, KITCHEN/BREAKFAST ROOM, LARDER, UTILITY ROOM, CLOAKROOM, REAR PORCH/BOOT ROOM, MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE BATHROOM, THREE FURTHER BEDROOMS AND A FAMILY BATHROOM.**

## **OUTSIDE**

**DETACHED BRICK OUTBUILDING WITH DOUBLE GARAGE AND TWO STOREY SELF-CONTAINED ANNEXE WITH PLANNING CONSENT TO REFURBISH WITH GROUND FLOOR OPEN PLAN LIVING AREA AND LARGE MASTER BEDROOM/ENSUITE ON THE FIRST FLOOR. THERE IS ALSO A BARN/STABLE BLOCK WITH ATTIC OVER, AN ALL-WEATHER SURFACE TENNIS COURT, LANDSCAPED GARDENS AND GROUNDS OF AROUND 3.5 ACRES.**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From Sissinghurst Road A262 heading towards the direction of Biddenden turn right onto Chapel Lane (opposite the Milk House pub) proceed to the fork and bear left onto the Tenterden Road continue straight for approximately three miles then Shorts Farm can be found on the left hand side.

## **DESCRIPTION**

This exceptional and substantial picturesque Farmhouse has been in the same ownership for some thirty years and during such time has been a cherished family home. Surrounded by beautiful countryside with land and paddocks equating to approximately 3.5 acres, Shorts Farm offers an abundance of charming character features including exposed timbers, panelled Oak walls and Inglenook fireplaces. Cleverly combining contemporary with old this exceptional property provides bright, spacious, and versatile living accommodation which is arranged over three floors. Outside, the extensive well-maintained grounds enjoy countryside views and incorporate an enclosed all-weather surface tennis court, stable block and a large detached brick built outbuilding providing a double garage and a two storey self-contained annexe with planning permission to renovate.

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## LOCATION

Shorts Farm is situated on the periphery of the charming Wealden village of Biddenden in the High Weald Area of Outstanding Natural Beauty and dominates a desirable setting with wonderful views over its own gardens and grounds. Biddenden village boasts character with its pavements of Bethersden marble and offers plentiful amenities including a church, tea rooms, village shop and Post Office, pubs, and restaurants. The market towns of Cranbrook and Tenterden, with their tree-line high streets, are easily accessible by car and provide a wide range of specialist shops, boutiques, supermarkets, and restaurants. Tenterden, is also home to the East Sussex Steam Railway. A more comprehensive range of facilities is available at the larger centres of Royal Tunbridge Wells and Ashford. There is an excellent choice of schools in the area in both the private and state sectors and this property is fortunate to fall within the sought after Cranbrook School Catchment Area. Headcorn mainline railway station is about six miles away and offers a regular service to London. Leisure activities in the surrounding area include horse riding and walking in nearby Hempsted Forest, golf at a number of courses including Biddenden, Tenterden, Cranbrook and Rye, walking and off-road cycling at Bedgebury Pinetum, fishing and sailing at Bewl Water Reservoir and on the South Coast.

Mainline rail services to London run from Headcorn (6 miles) or Staplehurst (8.7 miles), with a high-speed train service from Ashford to London St Pancras in about 37 minutes.

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 Benenden, Sissinghurst and John Mayne in Biddenden. Local comprehensive schools include Homewood School in Tenterden. Shorts Farm is situated within the Cranbrook School Catchment Area and there are various independent 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. Biddenden village 2 miles. Tenterden 3 miles. Cranbrook 5 miles. Headcorn station 6 miles (London Bridge from 56 minutes). Ashford International 14 miles (London St Pancras).



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The exceptional accommodation comprises:

## **RECEPTION HALL**

Welcoming double height reception hall with galleried landing over.

## **DRAWING ROOM**

Triple aspect. Feature Inglenook fireplace. Spacious with a wealth of exposed timbers and stonework, Oak strip flooring.

## **SITTING ROOM**

Feature Inglenook fireplace with wood burning stove. Exposed timbers and stonework. Window to front. Fitted carpeting.

## **DINING ROOM**

Oak-panelled walls. Exposed timbers. Window to front. Oak strip flooring. Double doors opening to conservatory.

## **CONSERVATORY**

Vaulted glazed ceiling and two sets of French doors to garden.

## **KITCHEN/BREAKFAST ROOM**

Range of wall and base units. Fitted Aga and Range. Walk-in larder. Large space for informal dining area. Window to rear. Tiled flooring.

## **UTILITY ROOM**

Ample space for household appliances. Window to rear. Tiled flooring.

## **CLOAKROOM**

Hand wash basin. WC. Part tiled walls. Tiled flooring. Opaque window to rear.

## **STAIRCASE/ FIRST FLOOR GALLERIED LANDING**

## **MASTER BEDROOM**

Spacious principal bedroom with quality features. Exposed timbers and stonework. Walk-in dressing room. Stylish ensuite. Built-in storage. Window to front. Fitted carpeting.

## **SHOWER ROOM**

Enclosed shower cubicle. Tiled walls and floor. Pedestal sink. WC. Towel radiator. Window to rear.

## **BEDROOM TWO**

Generous double. Exposed timbers. Window to front. Fitted carpeting. Door to inter-connecting study/fifth bedroom.

## **STUDY/FIFTH BEDROOM**

Exposed timbers. Window to side. Fitted carpeting.

## **FAMILY BATHROOM**

Panelled bath. Vanity unit with hand wash basin atop. WC. Towel radiator. Tiled walls and floor. Window to side.

## **SECOND FLOOR LANDING**

## **BEDROOM THREE**

Spacious and bright. Double aspect. Vaulted ceiling. Built-in storage. Fitted carpeting.

## **BEDROOM FOUR**

Vaulted ceiling. Built-in storage. Window to side. Fitted carpeting.

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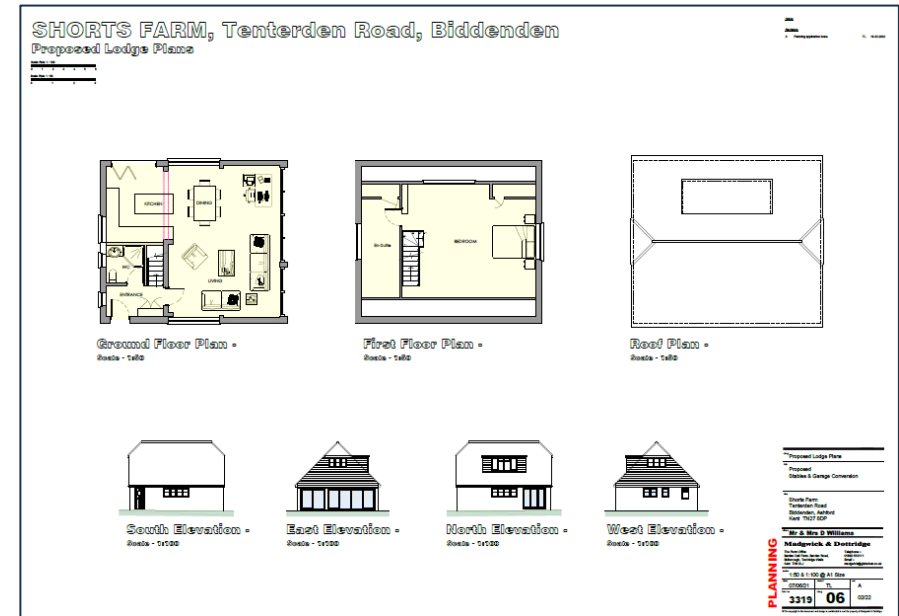
# SHORTS FARM, TENTERDEN ROAD, BIDDENDEN, KENT TN27 8DP

## OUTSIDE

Approaching the property via double five-bar gates over a gravelled driveway with turning circle which gives access to a substantial detached brick-built outbuilding comprising a double garage and a self-contained annexe with a spacious ground floor fitted kitchen with stairs to a generous sitting room, a bedroom with built in storage and a bathroom. NB: Planning consent has been granted for an open plan living/dining area on the ground floor and on the first floor a large master bedroom with ensuite.

The attractive garden envelops the property and features areas of level lawn combined with a wide range of mature trees and shrubs, an enclosed all-weather tennis court and a paved terrace, ideal for al fresco dining with family and friends, together with a large barn/stable block with attic space atop, the whole enjoying far-reaching views over the property's land and paddocks and surrounding countryside. In total around 3.5 acres.

The land lends itself to possible equestrian use with the large former stable block that is still there.



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**SERVICES:** Mains water and electricity. Oil-fired central heating. Private drainage.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

**EPC rating:** F

## COUNCIL TAX

Ashford Borough Council Tax Band G

## MONEY LAUNDERING REGULATIONS

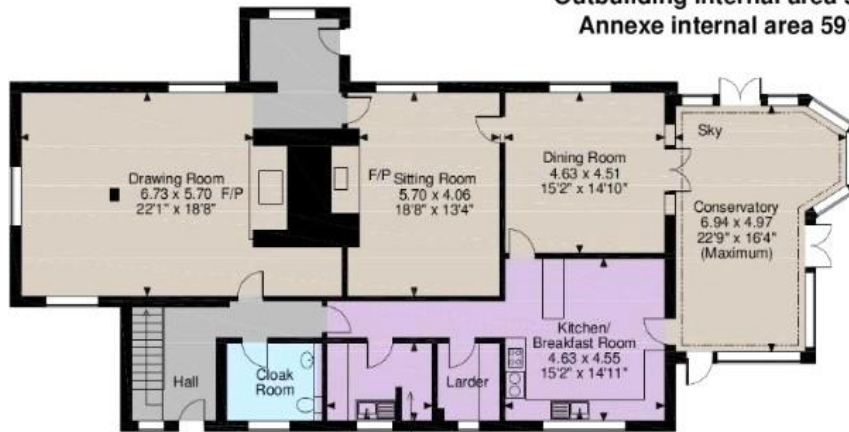
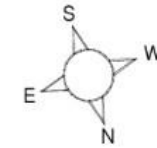
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*

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## FLOORPLANS

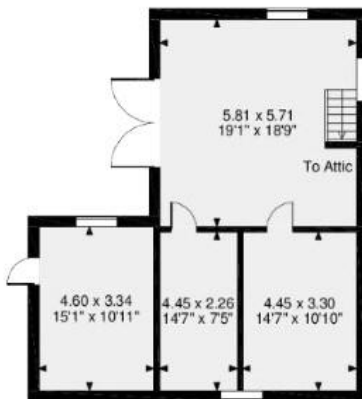
Shorts Farm, Tenterden Road, Biddenden  
 Main House internal area 3,728 sq ft (346 sq m)  
 Garage internal area 417 sq ft (39 sq m)  
 Outbuilding internal area 943 sq ft (88 sq m)  
 Annexe internal area 591 sq ft (55 sq m)



Ground Floor

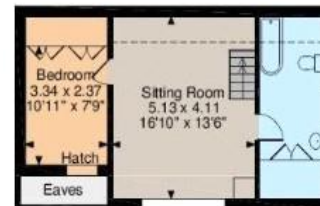


First Floor



Stables

Utility  
 3.04 x 2.18  
 10'0" x 7'2"



Annexe Above Garage



Second Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height