



HALL LODGE, BIDDENDEN ROAD, TN27 9JD

GUIDE PRICE £600,000 - £650,000

EPC RATING: E





Set in mature grounds approaching quarter of an acre overall, on the outskirts of this popular village, is this surprising, detached home with separate one bedroom annexe beside. The main house consists of a generous bay fronted lounge, with separate study and dining room with a spacious kitchen/breakfast room beyond. In addition, there is a large family room/bedroom, with separate three piece bathroom suite located off the entrance hall. Upstairs, there are two further bedrooms, one with dressing area, served by a three piece shower room. The separate detached annexe offers an open plan lounge/kitchen, with a staircase from here leading to the first floor, with three piece en-suite shower room and private paved patio area to the front.

There is ample parking to the front and to the rear, the large paved patio with dwarf wall leads onto the extensive lawned gardens beyond with mature trees and shrubs surrounding.

The property is located on the Biddenden Road, approximately one mile from the centre of the village, with its popular mix of independent shops, cafes and pubs as well as Sainsbury's Local, Doctors' Surgery and main Post Office. Commuters are well served by the mainline train station with regular services into London Charing Cross. with the larger town of Tenterden within easy reach by bus or car, with its greater range of shopping and leisure facilities.

MATERIAL INFORMATION

**Freehold
Council Tax Band (G)
EPC Report**



- **DETACHED CHARACTER FAMILY HOME**
- **SEPARATE ONE BEDROOM ANNEXE**
- **GENEROUS FAMILY ACCOMMODATION OFFERING FURTHER POTENTIAL STPP**

- **AMPLE PARKING WITH LARGE MATURE GARDENS**
- **OIL FIRED CENTRAL HEATING**
- **OUTSKIRTS OF THE VILLAGE**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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