



**Little Rose Cottage, 2a, Woolpack Corner, Biddenden, Kent, TN27 8BU**      **GUIDE PRICE: £425,000-£450,000**      **EPC RATING: C**





Located in this secluded setting on the outskirts of this popular village, is this attractive, semi-detached modern family home. Offering three double bedrooms, with en-suite shower room and family bathroom, downstairs, the property offers a quality fitted kitchen/dining room, lounge, a separate study and guest cloakroom. The property also benefits from the remainder of a 10 year Buildzone warranty, double glazing and gas central heating throughout.

A private shared driveway leads to a parking area for two cars, with gated access into the generous secluded gardens surrounding the property on three sides. With pathway to a paved terrace with timber shed beside, lawn and mature shrub borders, there is a further circular patio area, with vegetable beds and a second timber storage shed.

Woolpack Corner is only a short drive to the centre of Biddenden, which offers a popular Primary School, public house, convenience store, award winning restaurant, tea rooms and Post Office, with the renowned Biddenden Vineyard close by. The village of Headcorn is only a short drive or bus ride away, with its range of independent shops and restaurants and mainline train station with regular services into London Charing Cross with the larger town of Tenterden is just under 4 miles away, with its greater range of shopping and leisure facilities including Waitrose and Tesco supermarkets.

#### MATERIAL INFORMATION

Freehold  
Council Tax Band: E  
EPC Report: C  
Broadband: Standard, Superfast & Ultrafast



- Deceptive Modern Semi Detached Home
- Three Double Bedrooms
- En-Suite, Family Bathroom and Downstairs Cloakroom

- Lounge, Kitchen Dining Room & Separate Study
- Parking for Two Cars
- Secluded Edge of Village Location

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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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