



# 125

— YEARS OF —

**Lambert  
& Foster**



**KARIBU**  
NORTH STREET, BIDDENDEN, KENT TN27 8AS



**Lambert  
& Foster**



HEADCORN 4 MILES | CRANBROOK 5.5 MILES | TENTERDEN 5.5 MILES

### **KARIBU, NORTH STREET, BIDDENDEN, KENT, TN27 8AS**

A detached, well proportioned, family house providing four bedroom (main bedroom with en suite bathroom) accommodation, arranged over two floors, including L-shaped sitting room/dining room, a separate study, kitchen/breakfast room and a conservatory, scope for interior updating, complemented by a front and rear, south facing lawned garden, ample blocked paved parking and an integral double garage, all enjoying a 'tucked away' location, a level walk of the picturesque high Street. Cranbrook school catchment area. No onward chain.

GUIDE PRICE £745,000

FREEHOLD



### **DIRECTIONS**

Using WHAT3WORDS; blotting.wiser.node







## DESCRIPTION

Karibu is an individual detached family house, circa mid 1970's, presenting elevations of brick with predominantly UPVC cladding (timber cladding above garage only), set with UPVC double glazed windows, beneath a pitched interlocking tiled roof. The very well proportioned accommodation is arranged over two floors and now offers scope for the interior updating of the fixtures and fittings, if so desired. From the entrance hall with parquet floor, door to a cloaks/ shower room. A double aspect sitting room is L-shaped, with brick open fireplace, parquet flooring and sliding patio door to the garden. A separate dining room/study also overlooks the rear garden. The conservatory is fitted with power, light and heating, overlooking the rear garden. The kitchen/breakfast room is comprehensively fitted including glazed fronted display cabinets, fitted worktops, range style cooker and integrated fridge, dishwasher, 1 ½ bowl stainless steel sink unit, aspect to rear enjoyed across the garden. A separate utility room with single bowl sink unit has space and plumbing for a washing machine, aspect to rear and door to outside. Arranged over the first floor landing with built storage cupboard, are four bedrooms, including a main bedroom with fitted wardrobes to one wall and a double aspect, a door to en suite bathroom, fitted with coloured suite. Bedroom two has a built-in storage cupboard. A family bathroom is fitted with a coloured suite and has an aspect to rear.







## GARDENS & GROUNDS

Outside, the driveway from North Street is owned by Karibu, with neighbouring properties enjoying a right of way, leading up to and onto a block paved drive providing ample parking together with an integral double garage with roller door. The front garden is laid to lawn with rose beds and an area of side garden with fruit trees, Bramley apple.

A wooden side gate provides access to the south facing, rear garden, a particular feature, laid to lawn with paved patio, water tap, integral brick boiler room housing floor standing oil fired boiler. The rear garden is fenced with a mixture of lattice and wooden panel fencing.



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



### Karibu, North Street, Biddenden, Ashford, TN27 8AS

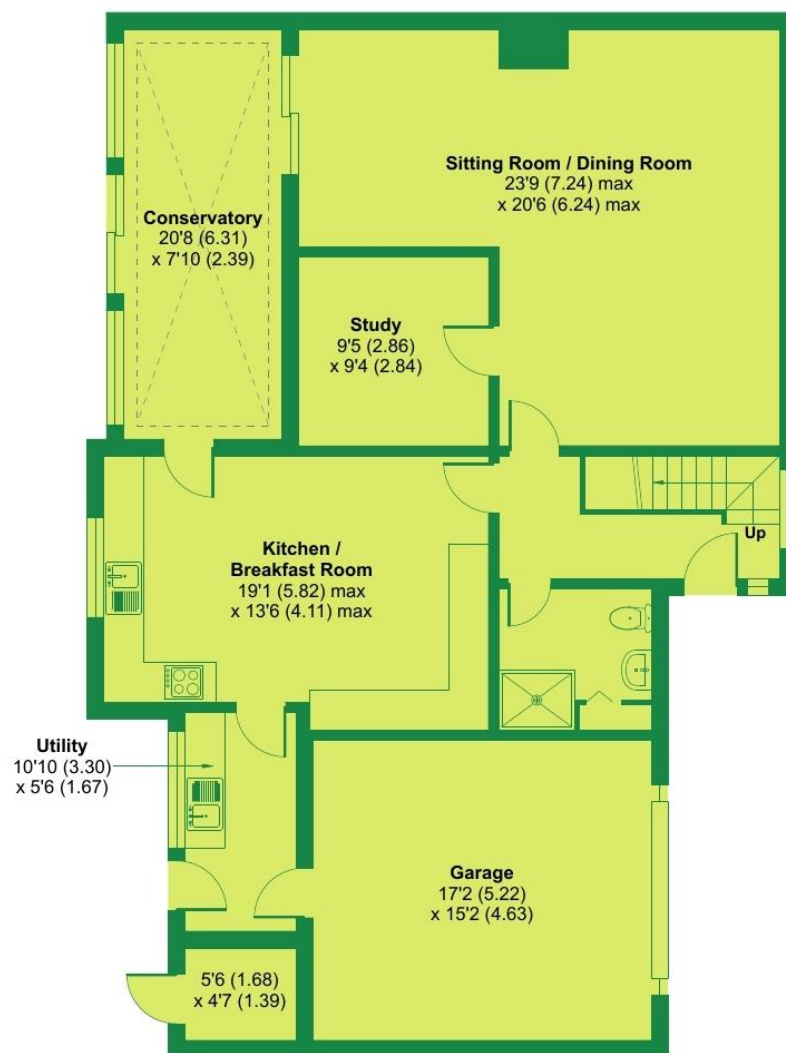
Approximate Area = 1978 sq ft / 183.8 sq m

Garage = 248 sq ft / 23 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 2251 sq ft / 209.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR







**VIEWING:** By appointment only. **Cranbrook Office: 01580 712888**

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Oil fired central heating, solar panels for hot water only

**BROADBAND & MOBILE COVERAGE:** Standard and Superfast available  
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.ashford.gov.uk](http://www.ashford.gov.uk)

**COUNCIL TAX:** Band G **EPC:** F (35)

**COVENANTS:** None known

**FLOOD & EROSION RISK:** **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None  
(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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