

Warner *Gray*



**Juniper Hill,
Biddenden, Kent TN27 8DS**

Juniper Hill, Frogs Hole Lane, Biddenden, Kent TN27 8DS Offers in excess of £1,425,000

With its own private woodland and gardens extending to circa 2 acres (tbc), this stunning 4 bedroom home with separate garaging and self-contained Annexe, offers both privacy and solitude and yet is within a short drive of the village of Biddenden and the historic towns of Tenterden and Cranbrook.

Located in a secluded position that very few people are aware of, this unique property is perfect for those looking for a tranquil retreat, while still needing to work at home or wanting to be close to good local amenities, schools and transport systems. The house itself is truly charming, providing just under 2,400 sq ft of beautifully presented, versatile living space that would suit any number of different buyers, including those looking for dual-occupancy.

There is also the added advantage of a newly renovated self-contained Annexe, which could be used for additional living or work space or as a holiday let or Airbnb, subject to any necessary consents. The property is approached through electric gates which lead onto a sweeping driveway where there is parking for a number of vehicles in front of the triple garage. This property also benefits from being within the Cranbrook School Catchment Area and a short drive away from the mainline station at Headcorn.

- Charming detached 4 bedroom / 3 bathroom country home
- Refurbished beautifully to exacting standards throughout
- Accommodation (including annexe and garaging) of just under 3,500 sqft
- Newly renovated self contained Annexe above garaging
- Enormous scope for flexibility of use / income potential
- Gardens and woodland extending to approximately 2 acres (tbc)
- Sweeping driveway with extensive parking / triple garage
- Accessible idyllic location close to local amenities
- Wide choice of good local schools / Cranbrook School catchment
- Mainline station to London within a short drive

SITUATION "Juniper Hill" is situated in a lovely rural location along a country lane on the fringes of the pretty Wealden village of Biddenden offering good local facilities including a post office, local village store, 2 tearooms, public house, primary school, ancient church and Michelin starred restaurant. More comprehensive amenities can be found in the bustling towns of Tenterden and Cranbrook (both less than a 10-minute drive away). In addition, the property is located just a short distance from the renowned Biddenden Vineyards and Benenden Hospital. The mainline station at Headcorn offers regular services to London (journey time just over 1 hour) and also links to Ashford with its high speed service to St Pancras (37 minutes). The area has excellent schools at all levels in both the state and independent sectors and the property also falls within the much sought after Cranbrook School Catchment area.

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The accommodation comprises the following with approximate dimensions : The front door opens into a good size **ENTRANCE HALL** The beautiful original oak floor, that extends through to the kitchen / breakfast room, gives this whole area a warm, welcoming feel. Cloaks cupboard. Stairs to first floor.

Just off the entrance hall is a useful **STUDY** 11'10 x 10'4. Window to the front. This room would work equally well as a snug, playroom, teenage den or hobby room. **CLOAKROOM** Comprises: wash basin and WC.

SITTING ROOM 24'8 x 14'1 The large, elegant, triple aspect sitting room has a grand, but warm feel. The lovely brick fireplace with its wood burning stove provides a focal point for the room. French doors at the back give views over and access to the patio and garden beyond.

KITCHEN / BREAKFAST ROOM 21'8 x 13'10. This generous room, with its fitted country style modern kitchen, island and spacious dining area, is both beautiful and functional. There are a range of base units, drawers and cupboards with matching dresser. Double butler sink. Range cooker with electric hob and extractor above. Space for fridge/freezer. Integrated dishwasher.

CONSERVATORY 14'10 x 10'1. This lovely oak framed space gives 180 degree views over the garden and woodland beyond and is the perfect place to sit, relax and watch the visiting wildlife.

DINING ROOM 15'11 x 15'6. Situated next to the kitchen, this most attractive room with its spectacular woodland views is a wonderful family dining / entertaining space. Stairs to lower ground floor.

LOWER GROUND FLOOR We understand that in the past, the lower ground floor and dining room have been used as dual-occupancy self-contained accommodation.

UTILITY ROOM 15'0 x 6'3. A useful utility boot room. Worktops with sink, wall and base cupboards, space for appliances. Door to garden.

GUEST SUITE 17'6 x 15'1. This spacious bedroom with extensive storage and beautiful EN-SUITE BATHROOM has the feel of a luxury hotel suite.

Stairs from the ground floor lead to a first floor landing, from which all three bedrooms on this floor and the family bathroom can be accessed. Loft hatch. Large airing cupboard. NB: Some restricted head height to this floor.

PRINCIPAL BEDROOM 17'8 x 11'9. The double aspect principal bedroom, with its generous dimensions, extensive built-in storage, stunning woodland views and spacious EN-SUITE SHOWER ROOM, is somewhere peaceful to relax and unwind at the end of a long day.

BEDROOM 3 14'4 x 8'7. A good size double bedroom with built-in storage and views to the front and side.

BEDROOM 4 11'5 x 9'7. A double bedroom, currently set up as a twin with built-in storage.

BATHROOM Traditional style suite comprising: oval bath with mixer tap and hand held shower attachment; wash basin and WC

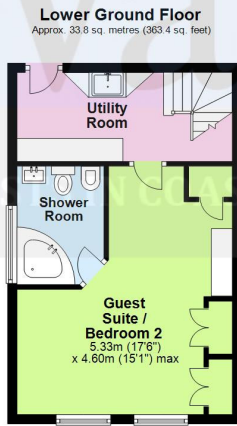
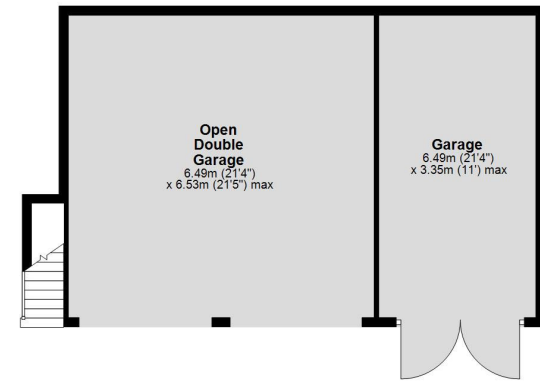
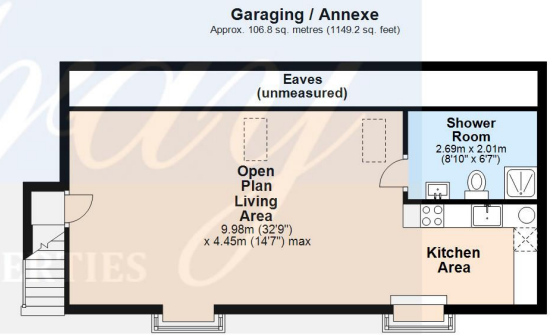
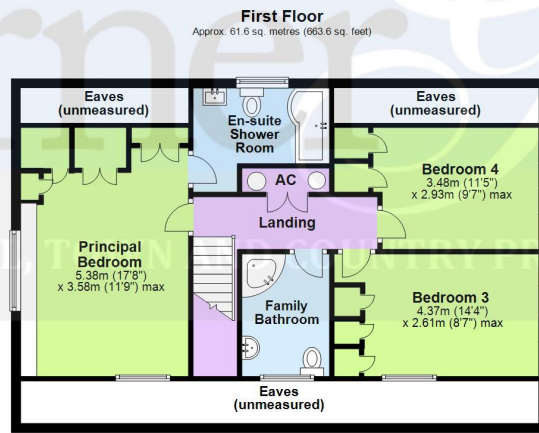
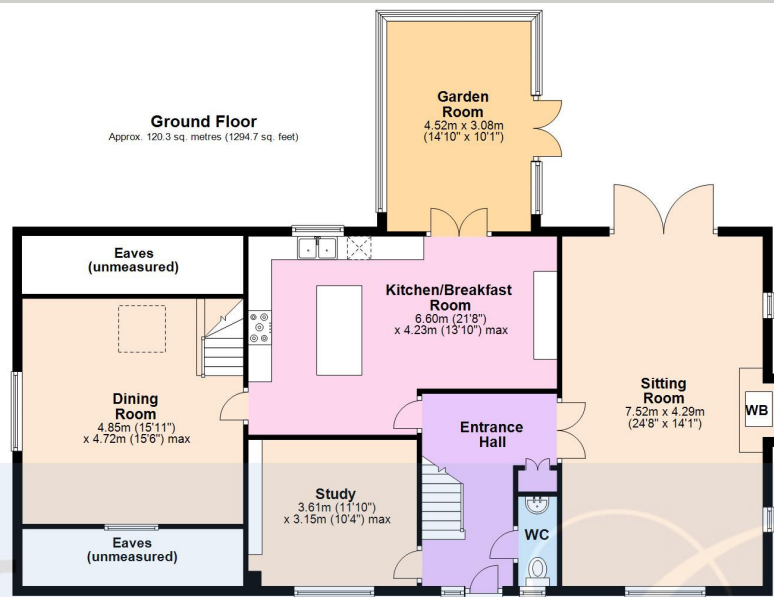
OUTSIDE Juniper Hill is set in a very private, tucked away location. Electric gates lead onto a sweeping driveway which leads down to the main house, garaging and annexe, where there is parking and turning for any number of vehicles. The lovely garden, which surrounds the house on two sides, slopes down gently to the woodland which not only provides spectacular views, but is also a haven for wildlife and wildflowers including swathes of snow drops, daffodils and bluebells in winter and spring. In the warmer months, the garden has gentle paths mowed through its long summer grasses, providing an oasis of calm which is completely in keeping with the character and feel of the property, and you can imagine long hot summer days where the children run free along these and through the woods, and you don't see them until tea time. Perfect.

OUTBUILDINGS: There is a **Summer House**, useful **Woodstore** with adjacent **Mower Shed**

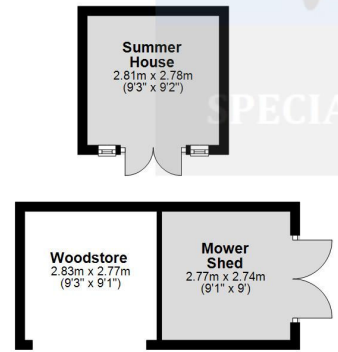
Stairs to the side of the **TRIPLE GARAGE** 32'9 x 14'7 give access to the newly renovated **SELF CONTAINED ANNEXE** which sits above it. This wonderful bonus space has a large open plan living area, contemporary kitchen and shower room, and while it is at present being used as a home office, it could serve a number of different functions. The fact that the property is situated in a highly desirable tourist area means that the annexe could provide a possible commercial opportunity for any new owner as a Holiday Let or Airbnb, subject of course to any necessary permissions.

SERVICES Mains water and electricity. Oil fired central heating to main house and modern electric radiators to annexe. Private drainage: Klargestor septic tank. **EPC** Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: E. **LOCATION FINDER** what3words: [///shocked.storybook.superhero](https://www.what3words.com/#!/shocked.storybook.superhero)





Outbuildings
Approx. 23.5 sq. metres (253.4 sq. feet)



Total area: approx. 346.0 sq. metres (3724.3 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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