



9 Fullers Way
Biddenden, Kent TN27 8FQ

9 Fullers Way, Biddenden, Kent TN27 8FQ Offers in excess of £875,000

This modern 5 bedroom / 3 bathroom home with attached double garage and south facing garden, is situated in a tucked away position on an exclusive development within walking distance of the centre of the village of Biddenden, just a short drive from the towns of Headcorn, Tenterden and Cranbrook.

Designed and constructed 4 years ago by Millwood Designer Homes, this lovely property offers spacious, flexible accommodation of just over 2,500 square feet in total, and would suit all sorts of different buyers including families, retirees who have regular visitors, those looking for multi-generational living and those who regularly "lock up and leave" for periods of time during the year.

The accommodation, which is immaculately presented throughout, benefits from a large sitting room with wood burner, well-designed shaker style kitchen with dining area and doors onto the garden, utility room, cloakroom, second reception room, modern bathroom and five good size bedrooms, two of which have en-suite bath / shower rooms. Outside, there is a driveway in front of the attached double garage providing parking which is large enough for additional vehicle, and to the rear, a pretty, landscaped south facing garden.

Although situated in a very secluded cul-de-sac, all of the village amenities and lovely countryside walks are within walking distance, which is what makes this beautiful new development so popular. This property also benefits from being a short drive away from Headcorn mainline station and the towns of Tenterden and Cranbrook with their superb array of independent shops and amenities.

- Substantial detached 5 bedroom / 3 bathroom modern home
- Constructed in 2020 / remainder of NHBC Warranty in place
- Just over 2,500 square feet of flexible accommodation in total
- Enclosed, landscaped south facing rear garden and patio
- Driveway providing parking / attached double garage
- Modern alarm system / CAT and cabling / ultrafast broadband
- Short walk to the village centre / Tenterden town about 5 miles distant
- Many lovely countryside walks on the doorstep
- Wide choice of good local schools including Grammars / CSCA
- Headcorn mainline station 3.2 miles / High speed rail link at Ashford

SITUATION: 9 Fullers Way is in a lovely tucked away location within walking distance of the pretty Wealden village of Biddenden, offering good local facilities including a post office, local village store, tearooms, public house, primary school, various sporting clubs, 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 Chart Hills Golf course, Biddenden Vineyards and Benenden Hospital. Headcorn station offers regular services to London (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 is within the sought after Cranbrook School Catchment Area.

www.warnergray.co.uk

email : info@warnergray.co.uk Tel 01580 766044

Warner Gray



The front door opens into an **ENTRANCE HALL** that forms the centre of this home. Stairs to first floor. Large built-in cupboard.

SITTING ROOM 22'1 x 12'9. This large double aspect room with its feature square bay to the front, patio doors onto the terrace at the rear and fireplace with wood burner, is a wonderful space to sit and relax.

KITCHEN / DINING ROOM 21'1 x 11'11. With its high spec kitchen, large dining space and bi-fold doors onto the garden, this room is very much the heart of this home. A range of grey shaker style base units, drawers and cupboards with quartz worktops give a fresh Scandi feel. The high-end appliances include two Siemens built-in electric ovens, a Siemens 5 ring induction hob with extractor above, integrated Bosch dishwasher, two integrated larder style fridge/freezers and wine cooler. Inset one and a half bowl sinks. Door to utility.

UTILITY ROOM This useful space has storage cupboards, both base and wall, a worktop with stainless steel sink and drainer, and space and plumbing for a washing machine and dryer. Water softener. Space for cloaks and boots. Built-in under stairs cupboard. Door to outside.

FAMILY ROOM 16'1 x 11'5. This bonus reception room is currently set up as a TV room, but it could be used in a number of different ways including as a home office, play room, teenage den, formal dining room or even downstairs bedroom.

CLOAKROOM A generous cloakroom with WC and wash basin with storage under.

Stairs lead to a very spacious **FIRST FLOOR LANDING** with loft hatch and built-in airing cupboard with hot water cylinder

PRINCIPAL BEDROOM WITH EN-SUITE 23'10 x 16'3. This spacious bedroom with its bank of built-in wardrobes, dressing area with built-in storage and contemporary en-suite bathroom, is a tranquil place to sleep and relax.

BEDROOM 2 WITH EN-SUITE 18'3 x 12'0. A lovely double bedroom with built-in wardrobe, en-suite shower room and views over the garden.

BEDROOM 3 13'3 x 12'10. Generous double bedroom with built-in storage.

BEDROOM 4 12'10 x 11'1. Good size double bedroom with views over the garden.

BEDROOM 5 12'0 x 9'10. Currently set up as a children's single bedroom cum study.

BATHROOM Stylish contemporary bathroom with white suite comprising: panelled bath with shower over; wash basin with storage under; WC and heated towel rail.

OUTSIDE To the front of the property and attached **Double Garage** is a brick paved driveway suitable turning and car parking space. A gate to the side of the garage takes you through to a well maintained south facing garden where a terrace at the back of the house makes an ideal spot for al fresco dining and sunbathing. Other areas within the garden provide interest and additional places to sit and relax.

SERVICES Mains: water, electricity, gas and drainage. Modern alarm system, Cat6 cabling and Ultrafast Broadband. Remainder of NHBC Warranty in place. EPC Rating: B. Local Authority: Ashford Borough Council. Council Tax Band: G. Yearly Service Charge and Reserve Charge for 2024 totals £1325,37 (paid in advance). Location Finder : what3words: cabin.wolves.aspect





Total area: approx. 239.6 sq. metres (2579.5 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.



