

# Great Batchelors

Biddenden, Kent







# A wonderful Grade II\* listed hall house with a fantastic two bedroom annexe, home office/gym, delightful gardens and stunning rural views.

Biddenden 1.3 miles. Cranbrook 4.4 miles. Headcorn station 4.8 miles (London Bridge from 1 hour). Tenterden 6 miles. Staplehurst station 7.3 miles (London Bridge from 53 minutes). Ashford International station 13.5 miles (London St Pancras from 36 minutes). Tunbridge Wells 17.5 miles. Canterbury 28 miles. Gatwick airport 40 miles. London 54 miles. (All times and distances approximate)

  
7-9

  
5-7

  
4-5

## Summary of accommodation

### Main House

- Ground Floor:** Entrance Hallway | Family Room | Drawing Room| Dining Room | Pool Room | Shower Room | Kitchen/Breakfast Room | Utility Room  
Cloakroom | Boot Room
- First Floor:** Principal Bedroom with En Suite Bathroom and Walk-in Wardrobe | Four Further Bedrooms | Bathroom | Shower Room | Linen Room
- Second Floor:** Bedroom with En Suite Shower Room | Further Bedroom | Loft Storage

### Annexe

Ground Floor: Kitchen/Living/Dining Room | Two Bedrooms | Two En Suite Shower Rooms | Garage/Store

### Outside

Mature Lawned Gardens | Paved Terrace | Swimming Pool | Vegetable Garden | Detached Office/Gym | Pond

In all about 1.8 acres



# Situation

(Distances and times are approximate)

The property is located in a wonderful rural setting just over a mile from the popular village of Biddenden which provides excellent amenities for daily needs including a church, tea rooms, village shop/post office, pubs and restaurants (including a Michelin starred restaurant).



A further range of facilities are available at the larger towns of Cranbrook, Tenterden, Tunbridge Wells and Ashford.



There is an excellent choice of schooling in the area, in both the private and state sectors, and the property lies within the Cranbrook School Catchment Area. Other notable public schools include Dulwich Cranbrook, Benenden, St Ronan's (Hawkhurst), Marlborough House (Hawkhurst/Robertsbridge), Bethany (Goudhurst) and Sutton Valence.



Railway stations can be found at Headcorn and Staplehurst with a regular service to London Bridge, Waterloo East and Charing Cross, as well as fast trains to St Pancras from Ashford International.



# The Property

Great Batchelors comprises a wonderful Grade II\* listed hall house which offers substantial family accommodation totalling 5788 square feet, beautifully presented throughout. The property is believed to date back to the 17th century and is of timber-framed construction under a tiled roof with a catslide to the rear. Internally the house provides a wealth of period character, including exposed timbers, fireplaces and leaded light windows, perfectly blending with the modern day features and conveniences.

The spacious entrance hallway gives access to the well-proportioned reception space which includes, to the front, a characterful double aspect drawing room and a family room, both of which have fireplaces and a wealth of exposed beams. To the rear, there is a dining room which has an attractive square bay window with charming window seat and a door to the rear terrace and gardens. From the hallway, a door leads through to the fabulous modern kitchen/breakfast room which has a range of bespoke fitted cupboards with integrated appliances, a SMEG range cooker and a large central island with a breakfast bar. Off the kitchen, there is a useful utility room as well as a cloakroom, boot room and a door leading out to the rear terrace and gardens.

On the first floor, the principal bedroom is double aspect and benefits from a well-appointed en suite shower room and a walk-in wardrobe. There are four further bedrooms as well as a family bathroom, a shower room and a large linen room. Stairs lead up to the second floor landing giving access to two further bedrooms (one with an en suite shower room) as well as access to loft and eaves storage.











## The Annexe

Adjacent to the main house, there is a detached single storey annexe with black weather boarded elevations under a tiled roof. The beautifully presented accommodation includes an open plan kitchen/living/dining room with a very well appointed kitchen to one end and a large sliding door opening onto a decked terrace. There are two bedrooms, either side of the reception room, both of which have en suite shower rooms. The annexe offers potential for multi-generation living or to generate an income for holiday let usage etc.

## Outside

The property is approached over a gravel driveway leading to the house and then on to the annexe. The delightful gardens and grounds are beautifully maintained and enjoy stunning views over the rolling countryside beyond. To the front, there is an area of lawned garden enclosed on all sides by hedging/brick walling. To the rear of the house there is a large paved terrace, ideal for al fresco dining and entertaining whilst enjoying the fantastic views. To the side, there is a swimming pool with a paved surround and enclosed by brick walls on three sides providing shelter. The rear gardens are laid to lawn with a multitude of mature trees and shrubs as well as a detached outbuilding which currently provides a home office and a gym. There is also a vegetable garden and a pond and in all the property extends to about 1.8 acres.



FLOORPLAN

Approximate Gross Internal Floor Area

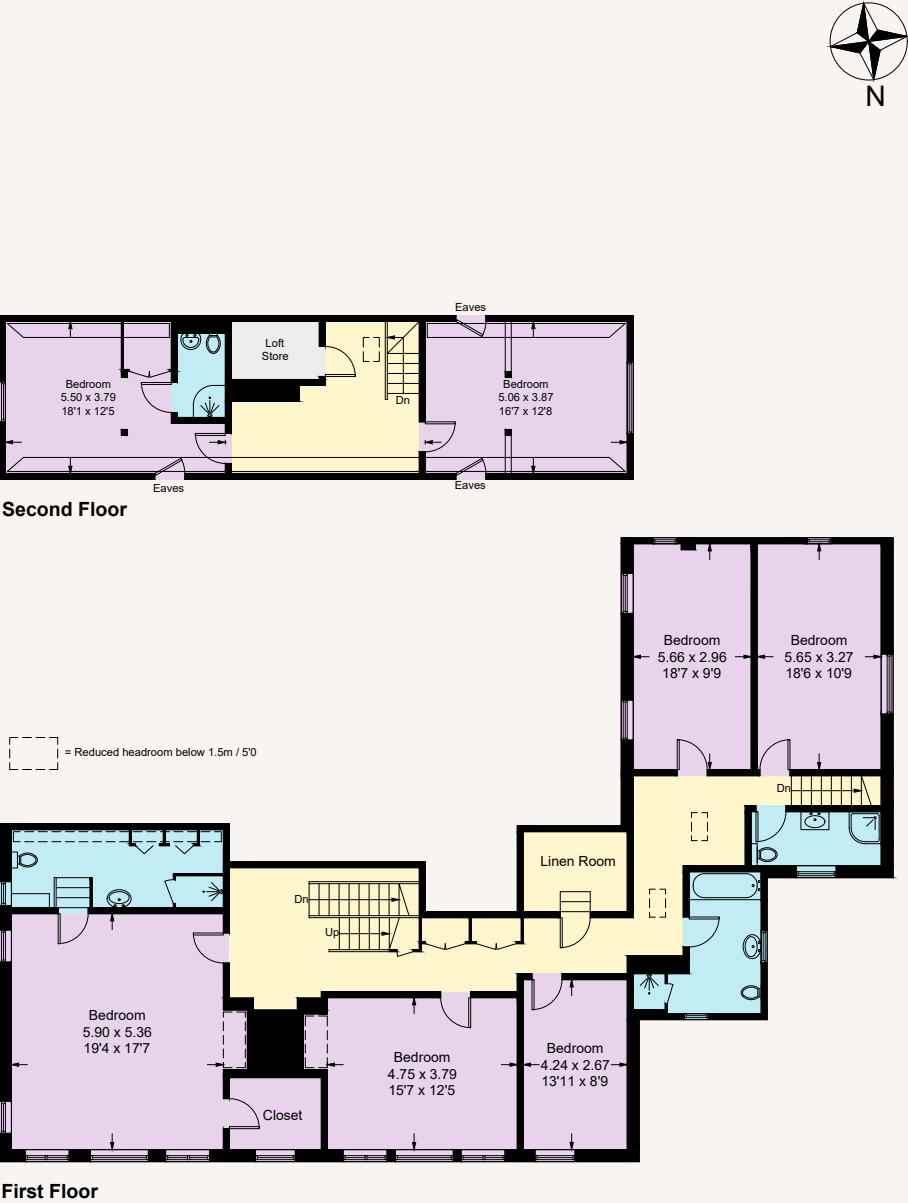
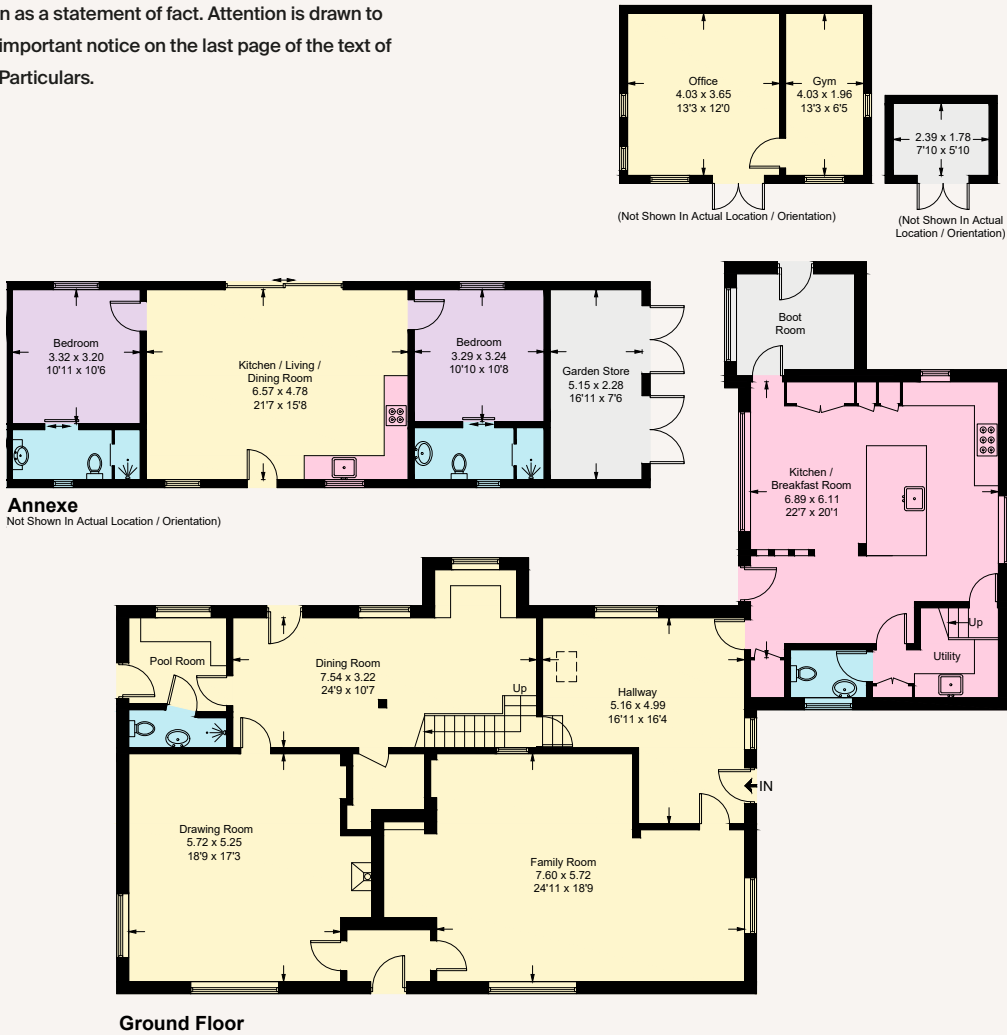
House: 434.8 sq m / 4680 sq ft

Outbuildings: 28.2 sq m / 303 sq ft

Annexe: 74.8 sq m / 805 sq ft

Total: 537.8 sq m / 5788 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

**Tenure:** Freehold  
**Services:** Mains water and electricity. Oil-fired heating.  
Private drainage (septic tank).

**Local Authority:** Ashford Borough Council,  
Tel. 01233 331111

**Council Tax:** Main House: H  
Annexe: B

**EPC:** C

**Postcode:** TN27 8EX

**Directions:** From the centre of Biddenden, proceed west on Sissinghurst Road (A262) towards Sissinghurst. Continue for approximately 1.3 miles, passing Fosten Lane on your left, and the gated entrance to Great Batchelors will be found on the left-hand side.

[www.what3words.com/withdrew.wonderful.stall](http://www.what3words.com/withdrew.wonderful.stall)

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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