





# Headcorn Road, Biddenden, TN27 8JA

£500,000



GUIDE PRICE OF £500,000 - £525,000. A charming two-bedroom Grade II listed character cottage with a range of period features and potential to extend, sitting on a plot of 0.20 acres with delightful gardens. Situated in the desirable village of Biddenden, within the Cranbrook School catchment area and a short drive from Headcorn Station, makes this the perfect home for those commuting to London.

This delightful property offers a charming sitting room with impressive inglenook fireplace and exposed beams. The kitchen/dining room offers a range of wall and base units with oil fired Rayburn for the central heating and access to a ground floor shower room. The first-floor landing leads to two double bedrooms with fitted cupboards and airing cupboard to the master bedroom.

Externally the property offers a bloc paved driveway providing parking for several cars and leads to a detached single garage. The delightful southerly aspect rear garden offers a laid to lawn garden with a variety of mature flower beds, shrubs, and trees. In addition to this there are several outbuildings including greenhouse, timber shed and brick-built workshop.

Biddenden provides a variety of shops including a general convenience store, barber, hairdresser, post office, tea shop, two restaurants and a pub with a separate restaurant. The village also offers a 13th century church, various sporting clubs, playing fields and is close to the renowned Chart Hills Golf Club.

There is a mainline station at Headcorn with train services to London Bridge, Charing Cross and Cannon Street. Junction 8 of the M20 motorway offers road links to the south coast and the M25. Excellent schools in the area include John Mayne Primary School and Smarden Primary, with preparatory schools such as Dulwich, Marlborough House and St Ronan's. The property lays within the Cranbrook School catchment area and is in close proximity to Sutton Valence, Benenden and Bethany schools.

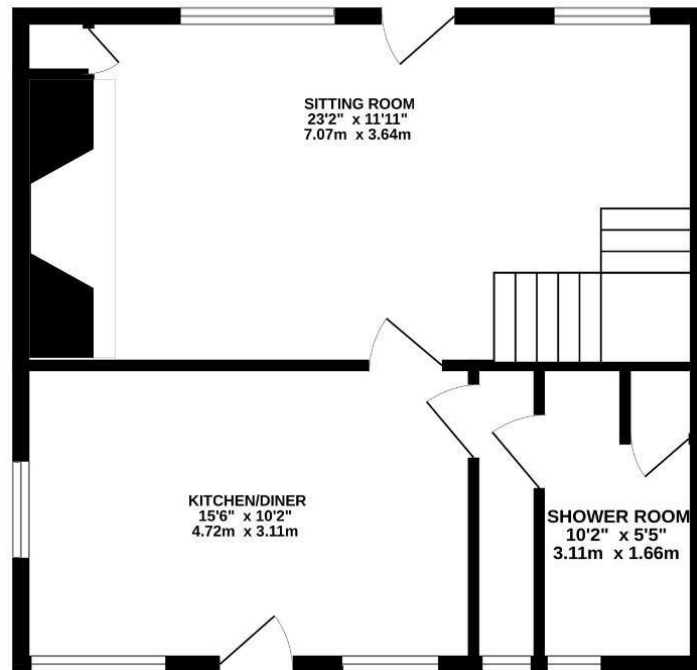
Services - Mains water, electricity and sewerage  
Heating - Oil central heating via Rayburn in the kitchen  
Broadband - Average Broadband Speed 16mb to 32mb  
Mobile Phone coverage - Okay - Good  
Flood Risk - Very Low  
Planning Permission granted opposite for Erection of No.3 dwellings with carport's  
Planning Permission submitted opposite for Reconstruction to form a single dwelling



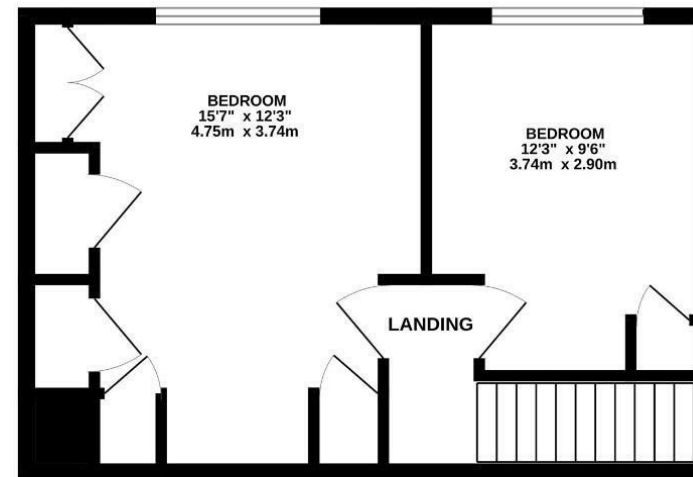


Tenure: Freehold  
Council Tax Band: E

GROUND FLOOR



1ST FLOOR



- NO ONWARD CHAIN
- CHARMING CHARACTER COTTAGE
- INGLENOK FIREPLACE AND EXPOSED BEAMS AND DOORS
- KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- BLOC PAVED DRIVEWAY WITH DETACHED GARAGE
- 0.20 ACRE PLOT WITH WELL CARED FOR GARDENS
- WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA
- ON THE OUTSKIRTS OF POPULAR VILLAGE
- POTENTIAL TO EXTEND, SUBJECT TO NORMAL PERMISSIONS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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