



8 Shuttle Close, Biddenden, TN27 8AX

Guide Price £600,000 - £625,000



GUIDE PRICE £600,000 - £625,000. Well-presented detached family home with driveway and garage, offering a bright modern kitchen/breakfast room, spacious sitting/dining room and four bedrooms including the master with en-suite shower-room, located within Cranbrook School Catchment Area and within walking distance to amenities in the popular village of Biddenden.

The accommodation boasts triple glazing throughout and offers a generous entrance hall with stairs to first floor and storage cupboard beneath with doorways leading to a cloakroom with WC and hand basin and a modern kitchen/breakfast room fitted with a range of stylish high gloss wall and base units with complementing stone worksurfaces, integrated dishwasher, dual ovens, induction hob with extractor above and space for fridge freezer.

The hall also leads on to the bright double aspect sitting/dining room with feature fireplace with log burning stove, window to the front and French doors out to the rear garden, with a further window in the dining area overlooking the rear garden and doorway back to the hall.

The first floor offers the master bedroom with walk-in wardrobe and en-suite bathroom with suite comprising of a freestanding roll top bath, walk-in shower cubicle, pedestal basin and WC, a second double bedroom with built in wardrobes, a third double bedroom overlooking the rear garden, a good size fourth bedroom to the front and the family shower room.

Externally, the property features an established garden with an abundance of mature trees, shrubs and flowering plants bordering the lawn. There is a side door offering access into the garage and a large patio area providing the perfect space for entertaining. To the front is a lawn area with ornamental trees framing the brick pillared porch, with driveway parking leading to the garage.

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

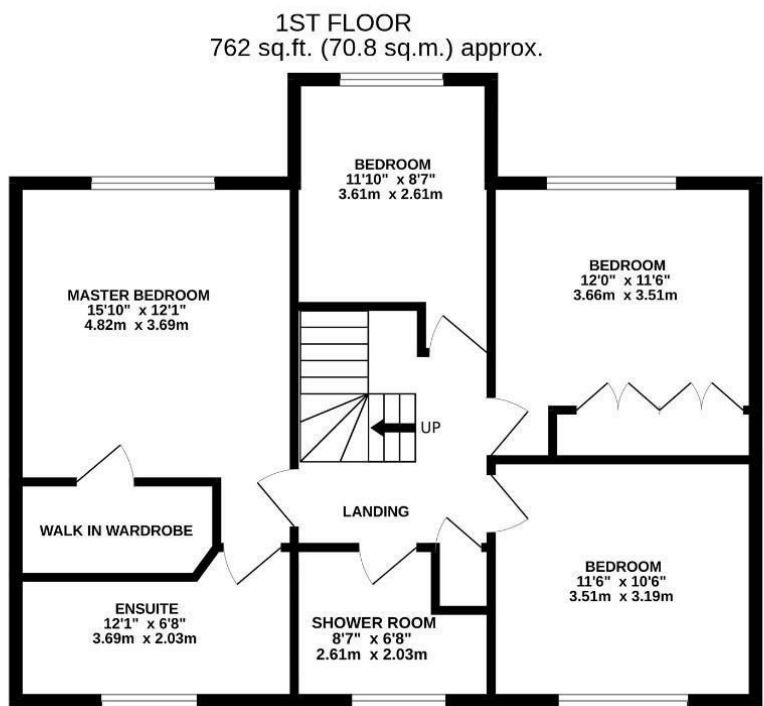
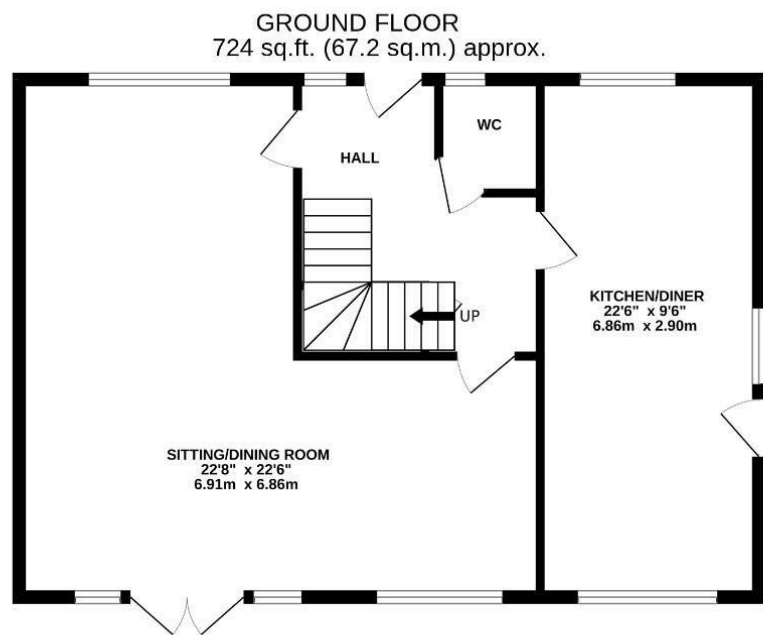
There is a mainline station at Headcorn with train services to London Bridge, Charing Cross and Cannon Street. Junction 8 of the M20 motorway offers road links to the south coast and the M25. Excellent schools in the area include John Mayne Primary School, Cranbrook, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence.

Tenure - Freehold
Services – Mains Water, Sewerage, Gas and Electricity
Broadband – Average Broadband Speed 19mb – 80mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low





Tenure: Freehold
Council Tax Band: F

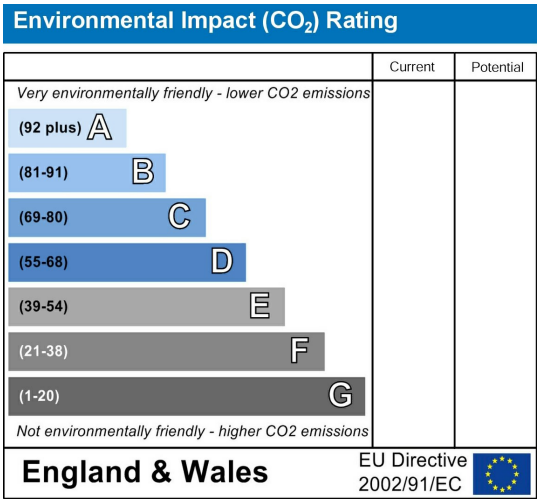
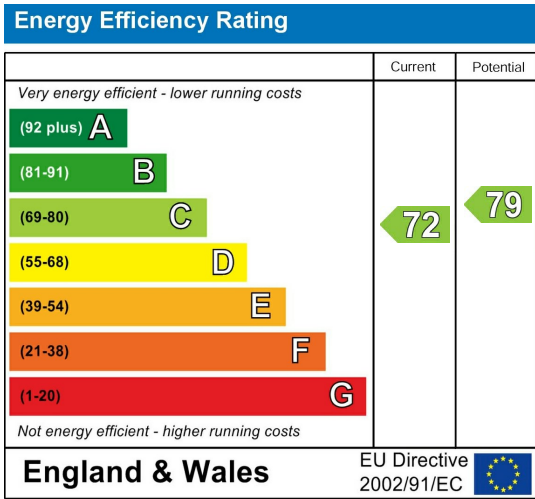


TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.

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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- DETACHED FOUR BEDROOM FAMILY HOME
- EN-SUITE & FAMILY BATHROOM
- MODERN KITCHEN/BREAKFAST ROOM
- OPEN PLAN SITTING/DINING ROOM
- ESTABLISHED PRIVATE GARDEN WITH LARGE PATIO AREA
- GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND F - EPC RATING C



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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