



'Our Focus Determines Your Reality'



SHUTTLE CLOSE  
Biddenden  
Kent  
TN27 8AX



Entrance Hall \* Sitting Room \* Dining Room \* Office  
Kitchen/Breakfast Room \* Cloakroom

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Principal Bedroom with Ensuite  
Four Further Double Bedrooms, One Ensuite  
Family Bathroom

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Enclosed Garden \* Double Garage \* Driveway Parking



## ATTRACTIVE DETACHED FAMILY HOME

This attractive detached family home, built in the late 1990s, occupies a tucked away position at the end of a private road, within walking distance of the centre of the village of Biddenden.

The well-proportioned accommodation consists of an entrance hall, triple aspect sitting room with two bay windows, doors to the garden and a marble fireplace with log burning stone fire, a dining room, an office which could be a family room or playroom, a stylish kitchen/breakfast room with doors to the garden, and a cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with built-in storage and ensuite bath/shower room, a further double bedroom with ensuite bathroom, three additional double bedrooms and a family bathroom.

The property sits in delightful, well-stocked wrap around gardens comprising areas of lawn, paved terracing and mature flower and shrub beds. The detached double garage can be accessed from the rear garden, where there is also a garden store. The gravel driveway provides ample additional parking if required.

Conveniently situated for access to the main road and rail networks the property also benefits from being within the much sought after Cranbrook School Catchment Area.



## BIDDENDEN

The amenities include the pub, post office, the village shop, a cafe, a restaurant, a children's playground, village primary school, tennis and squash clubs, bowls club, football club and Chart Hills golf club. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden and Cranbrook. The village also boasts a 13th century church.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are several excellent schools in the area which include John Mayne Primary School, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence together with a variety of state schools.

There are mainline stations at both Headcorn and Staplehurst with train services to London Bridge, Charing Cross and Cannon Street (65 mins). Junction 8 of the M20 motorway offers road links to the south coast and the M25.

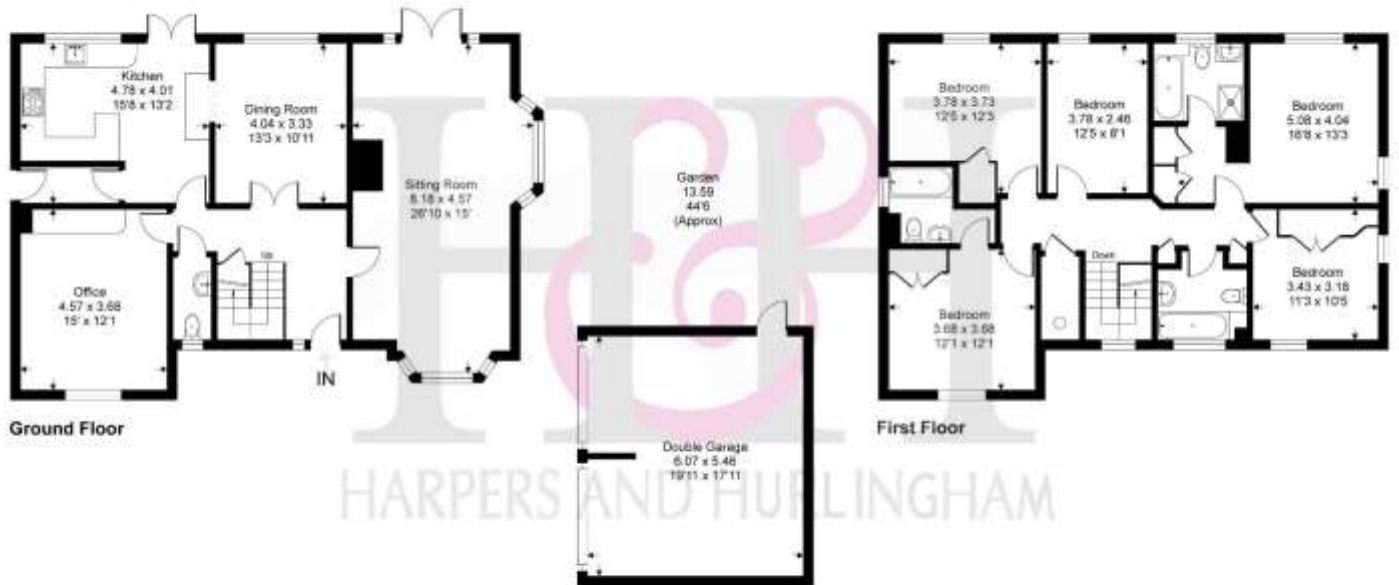


## Shuttle Close, Tn27

Approximate Gross Internal Area = 198 sq m / 2135 sq ft

Approximate Garage Internal Area = 33 sq m / 357 sq ft

Approximate Total Internal Area = 231 sq m / 2492 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## SERVICES

All mains utilities connected. Gas fired central heating.

Ashford Borough Council - Council Tax Band G

EPC Rating: C – full details available on request

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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