



'Our Focus Determines Your Reality'



High Street
Biddenden
Kent
TN27 8AH



Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast Room
Utility Room * Boot Room * Cloakroom

Principal Bedroom with Ensuite
Two Further Bedrooms * Sitting/Study Area
Family Bathroom

Enclosed Garden * Covered Parking



DETACHED FAMILY HOME IN TUCKED AWAY LOCATION

Built on the site of the original barn in the early 1980s and providing well-proportioned, versatile accommodation in the heart of the popular village of Biddenden, this attractive, detached family home occupies a tucked away private drive position. Set in delightful, enclosed gardens, the village centre is within easy walking distance.

The accommodation consists of an entrance hall, sitting room with exposed brick fireplace with log burning stove, a hatch through to the kitchen/breakfast room and sliding doors at each end opening to the garden at the front and rear; a dining room also with a service hatch through to the kitchen/breakfast room, and a door to the boot room with door to outside. Also, on the ground floor the kitchen/breakfast room opens into the utility room with door to outside and the cloakroom.

On the first floor, the principal bedroom offers built-in storage and an ensuite bathroom, there are two further bedrooms, a family bathroom and a spacious landing ideal for use as an additional sitting area or as a study but could possibly be developed to create a further bedroom.

Outside there are lawned gardens with mature hedging and established flower and shrubs beds. The garden to the rear boasts an elevated paved terrace whilst to the front there is a brick and gravel, partially covered parking 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.



High Street, TN27

Approximate Gross Internal Area = 166 sq m / 1791 sq ft



Garden
17.12
56'2
(Approx)



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: D

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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