



'Our Focus Determines Your Reality'



North Street
Biddenden
Kent
TN27 8AE



Entrance Hall * Sitting Room * Family Room * Playroom * Study
Kitchen/Dining Room * Utility Room * Two Cloakrooms
Self-Contained Studio Annexe

Principal Bedroom with Ensuite
Four Further Double Bedrooms, One Ensuite
One Additional Bedroom * Family Bath/Shower Room

Grounds Approximately One Acre * Garage * Garden Store



STUNNING COACH HOUSE

Sitting in grounds of approximately one acre at the end of a gated driveway, this stunning coach house provides a spacious, versatile family home on the outskirts of the village of Biddenden. Filled with light, this stylish home also offers an income source in the form of a self-contained studio annexe which also has its own garden.

The immaculately presented accommodation consists of an entrance hall, a double aspect sitting room with a door to the garden, and a fireplace with log burning stove, a triple aspect playroom with doors to the garden and a ceiling lantern flooding the room with light; Also on the ground floor are a study, double aspect family room leading to the quadruple aspect, spacious kitchen/dining room with a ceiling lantern, a larder and doors to the garden, a double aspect utility room with a door opening to the driveway, there are also two cloakrooms. A door from the drive opens into the externally accessed boiler room. A further door opens into the self-contained annexe comprising an open-plan bedroom/sitting room/kitchen with floor to ceiling doors opening into the enclosed garden and terrace, and a shower room.



On the first floor, there is a double aspect principal bedroom with ensuite shower room, five further double bedrooms, one with ensuite shower room, an additional bedroom/dressing room and a family bathroom.

Gates open onto the driveway which provides ample off-road parking and leads to the house and the detached garage. The drive is bordered with well-stocked flower and shrub beds. A sandstone path wraps around the coach house and leads to areas of terracing. The park-like grounds are laid to lawn, interspersed with a number of mature trees, established hedging and raised flower and shrub beds. A garden store can also be found within the grounds.







BIDDENDEN

The amenities include the pub, post office, the village shop, a cafe, a restaurant, tennis and squash clubs, a children's playground and village primary school. 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 a number of 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.

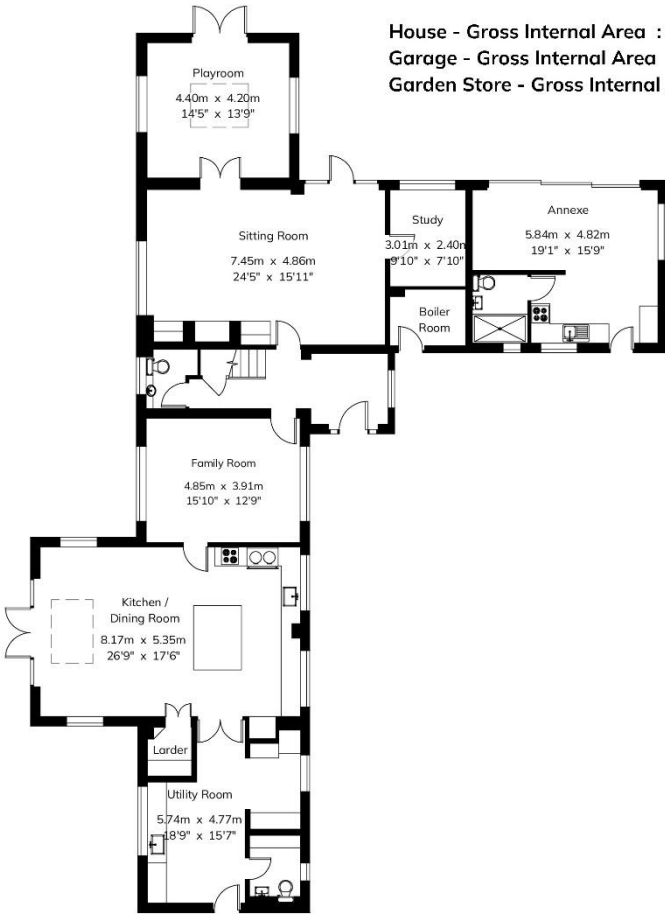
There is a mainline stations at both Headcorn and Staplehurst with train services to London Bridge, Charing Cross and Cannon Street (65 mins). Junction 8 of the M20 motorway offers road links to the south coast and the M25.



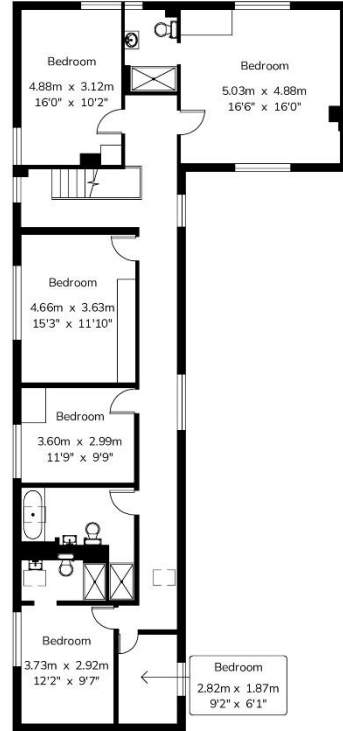


The Coach House

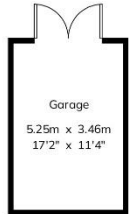
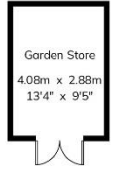
House - Gross Internal Area : 345.4 sq.m (3717 sq.ft.)
 Garage - Gross Internal Area : 18.1 sq.m (194 sq.ft.)
 Garden Store - Gross Internal Area : 11.7 sq.m (125 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: D – full details available on request.

Ashford Borough Council - Council Tax Band F

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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