



'Our Focus Determines Your Reality'







Fosten Lane  
Biddenden  
Kent  
TN27 8EL



Entrance Hall \* Sitting Room \* Snug \* Two Conservatories  
Dining Room \* Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Principal Bedroom with Ensuite  
Four Further Double Bedrooms \* Family Shower Room

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Grounds Approximately 4.25 Acres \* Garage Block with Room Above





## STRIKING DETACHED FARMHOUSE AND GROUNDS

Believed to date from 1910 with later additions, and offering just over 3,000 sq.ft. of well-proportioned family accommodation, this striking detached farmhouse sits in stunning garden and grounds of approximately 4.25 acres on a country lane on the outskirts of the popular village of Biddenden.

Exhibiting character features throughout from beams to fireplaces to high ceilings, the ground floor consists of an entrance hall, a sitting room with fireplace and bay window with doors opening into one of two conservatories with doors to the garden, a snug with fireplace with log burning stove and door opening into the second conservatory with also has doors to the garden; there is also a dining room with bay window, a farmhouse style kitchen/breakfast room opening into the snug, a utility room and a cloakroom.

On the first floor there is a principal bedroom with bay window, built-in storage and ensuite bath/shower room, four further double bedrooms and a family shower room.





## OUTSIDE

Sitting in grounds of approximately 4.25 acres with a gated drive sweeping passed the farmhouse to the gravel parking area behind and leading to the block of two double garages with room above.

Hedging borders the lawn to the front of the property with a gate opening onto a path leading to the front door. The lawn wraps around the property and is interspersed with a variety of mature trees.

To the rear of the property the lawn, again interspersed with a variety of mature trees, adjoins the paved and gravel terrace bordered with raised flower and shrub beds. A path leads to a delightful Summerhouse with paved terrace with further areas of terrace within the garden. Beyond the formal garden the grounds become more park like and lead to an area of woodland. Within the grounds there are two charming, sheltered ponds, havens for the visiting wildlife. There is a further outbuilding located behind the garaging.









## 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 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.

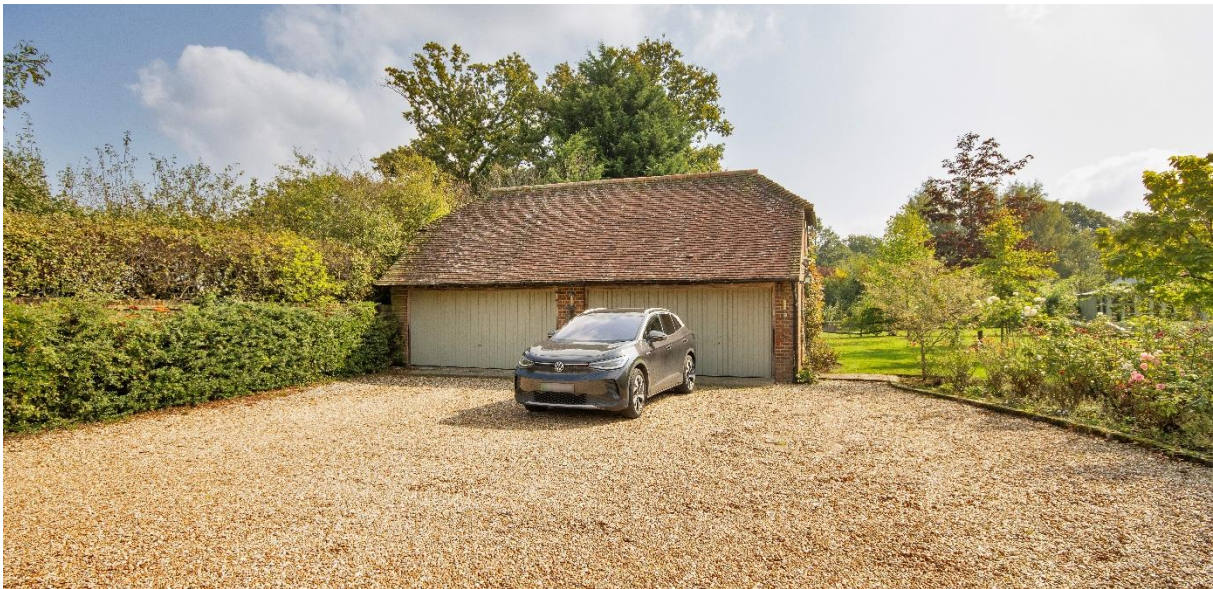










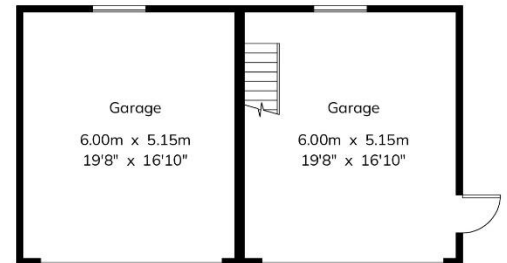
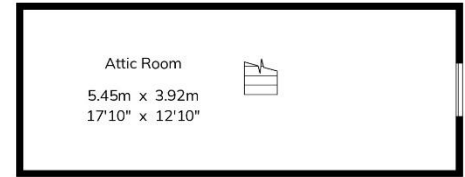
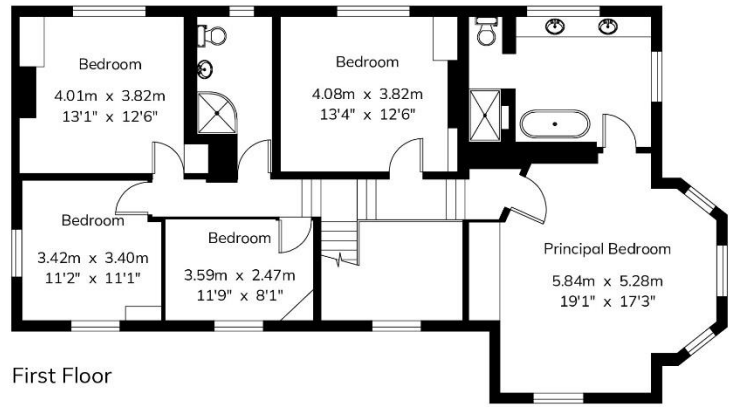
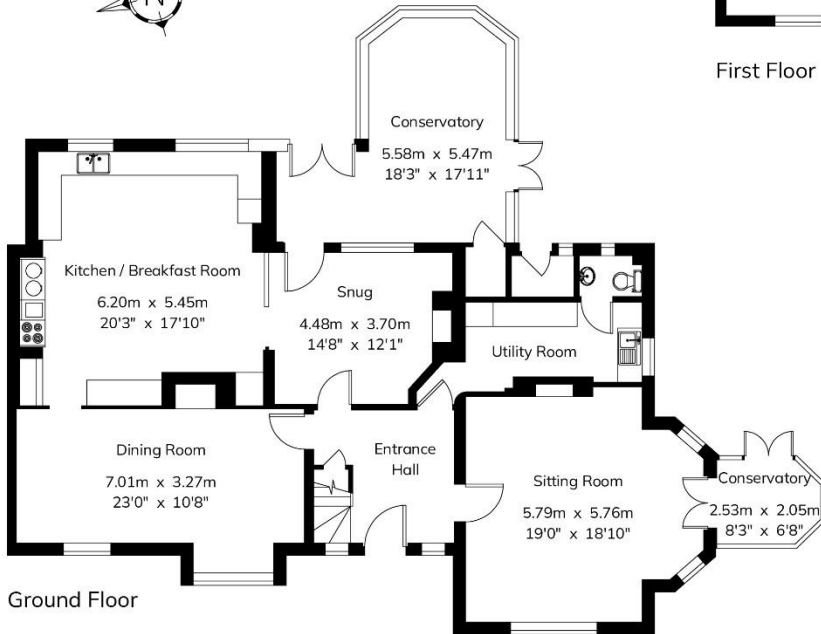




# Randolph Lodge Farmhouse

House - Gross Internal Area : 292.1 sq.m (3144 sq.ft.)

Garage Block - Gross Internal Area : 104.5 sq.m (1124 sq.ft.)



For Identification Purposes Only.

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## SERVICES

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

Ashford Borough Council - Council Tax Band G

EPC Rating: E – 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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