



'Our Focus Determines Your Reality'



Sissinghurst Road  
Three Chimneys  
Biddenden  
Kent  
TN27 8HA



Sitting Room/Study \* Dining/Family Room  
Kitchen \* Family Bathroom

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Principal Bedroom \* Further Double Bedroom  
Family Shower Room

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Mature Garden Approximately 0.4 Acres  
Barn with Scope subject to Planning \* Garage \* Off Road Parking



## DELIGHTFUL GRADE II LISTED COTTAGE

Situated on the outskirts of the village of Biddenden, this delightful Grade II Listed cottage sits within its own manicured gardens and enjoys views over the surrounding countryside.

Exuding character, the accommodation consists of a double aspect sitting room/study doors to the garden, a double aspect dining/family room with inglenook fireplace, a fitted kitchen with pantry and door to the garden, and a family bathroom on the ground floor.

There is a principal bedroom, a further double bedroom and family shower room on the first floor. A boarded loft is accessed via a pull-down ladder and offers heating, power and a dormer window making it ideal for storage.

A gate opens onto a gravel drive which leads to the garage and also provides off road parking. The gardens wrap around the cottage with lawns, flower and shrub beds, and mature trees. There is also a pond, a paved terrace and a stone path leading from the cottage to the detached barn with potential subject to the necessary planning permissions.

The cottage benefits from being located within the much sought after Cranbrook School Catchment Area.



## BIDDENDEN

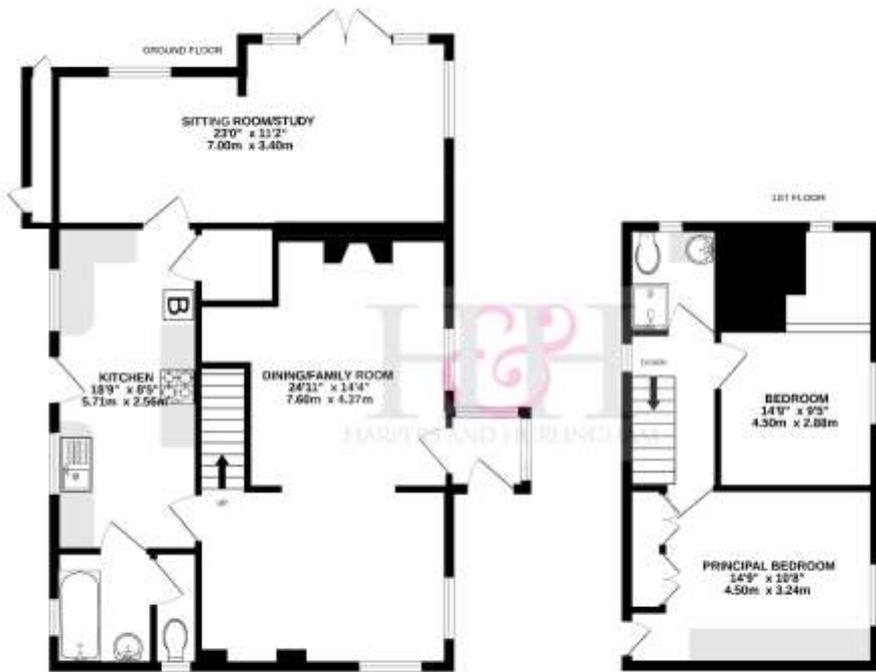
The amenities include the pub, post office, the village shop, a cafe, a Michelin-starred restaurant, tennis and squash clubs, a children's playground and village primary school. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden. The village also boasts a 13th 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.





TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (1890 SQ FT / 173.850 SQ M)  
 (No guarantee is given for the square footage of the property, the figure shown is for initial guidance only)  
 (Please note that the fixtures and fittings are not necessarily included in the sale)  
 Measurements were taken using laser levels to ensure the accuracy of the finished completed work. Measurements  
 at doors, windows, floors and any other points are approximate and for responsibility is taken for any errors,  
 omission or misstatement. The plan is for illustrative purposes only and should be used as such for any  
 commercial purposes. The correct, current and applicable when built and built and no guarantee  
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## SERVICES

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

EPC Rating: n/a

Ashford Borough Council - Council Tax Band D

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