



'Our Focus Determines Your Reality'



High Street
Biddenden
Kent
TN27 8AL



Sitting Room * Family Room * Kitchen/Dining Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite
Two Further Double Bedrooms, A Good Size Single
Family Bath/Shower Room

Enclosed Grounds Approx. 0.25 Acres * Double Garage
Storage Buildings * Driveway Parking



STRIKING VICTORIAN SCHOOL HOUSE

This striking Victorian family home was once the schoolhouse in the charming village of Biddenden. Built in the Victorian era with later additions the property is full of light with character features including exposed floorboards, ceiling rose, fireplaces and a front door with statement furniture.

The accommodation consists of an entrance, double aspect sitting room with exposed floor boards, ceiling rose and fireplace, a family room, again with exposed floor boards, ceiling rose and fireplace, this time with log burning stove, and opening into the kitchen/dining room with tri-fold doors opening onto the paved terrace, a half stable door opens into an orangery and utility room; completing the ground floor there is a cloakroom.

On the first floor there is a double aspect principal bedroom with ensuite shower room, two further double bedrooms, one is double aspect, a good size single bedroom and a family bath/ shower room.

Sitting in approximately 0.25 acres of grounds comprising a gravel drive providing off-road parking, a double bay open garage, bordered with a brick wall in which a gate leads through to the enclosed garden. The garden is laid predominantly to lawn with mature hedging, an apple orchard and other varieties of fruit trees, a paved terrace with brick and clipped hedge surround. There are also a number of outbuildings providing storage.



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 School, 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.



The Old School House

House - Gross Internal Area : 171.8 sq.m (1849 sq.ft.)

Car Port & Stores - Gross Internal Area : 62.1 sq.m (668 sq.ft.)



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SERVICES

All mains utilities connected. Gas fired central heating. Under floor heating in kitchen and dining room.

Ashford Borough Council - Council Tax Band E

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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