

**Biddenden, Ashford, TN27**

Approximate Area = 1099 sq ft / 102.1 sq m  
 Outbuilding = 57 sq ft / 5.2 sq m  
 Total = 1156 sq ft / 107.3 sq m  
 For identification only - Not to scale

**32 HIGH STREET**

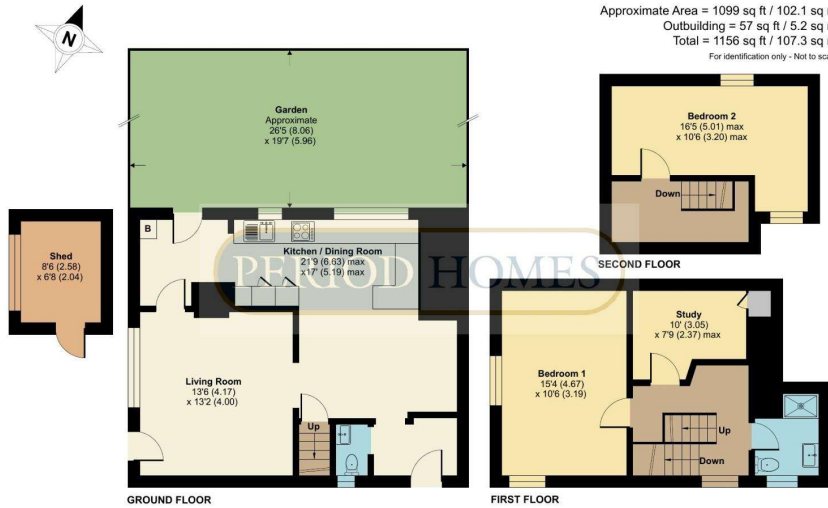
**BIDDENDEN**

**TN27 8AH**

**OFFERS IN REGION OF £375,000**

**FREEHOLD**

**EPC REPORT: N/A**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2: Residential). ©richcom 2026. Produced for Simon Miller & Company. REF: 1465857



APPOINTMENT WITH THE OWNER'S AGENTS

**Agents note:** All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.





Located in the heart of this historic village is this beautiful, timber framed Grade II listed home. With the benefit of parking to the rear, this three bedroom semi-detached home offers a wealth of character throughout, with generous living space set out over three floors. As you enter via a door to the side, the porch with cloakroom beside leads to the quality fitted kitchen/dining room, with Inglenook fireplace with wood burning stove, with timbered walls and ceilings and wood stripped flooring, which in turn leads to the generous lounge to the front. A staircase from the dining area leads to the first floor, with large bedroom and study/3rd bedroom, with a staircase from the landing to the second floor and the third bedroom.

**Property Features**

- Grade II Listed Semi Detached Cottage
- Set Out Over Three Floors
- Heart of this Historic Village
- Quality Fitted Kitchen/Dining Room
- Inglenook Fireplace with Woodburning Stove
- Three Bedrooms
- Downstairs Cloakroom and Three-Piece Shower Room
- Wealth of Character Throughout



Outside, there is parking to the rear for two cars accessed via a shared driveway beside the property and to the rear, a pretty, enclosed courtyard garden with a sunny paved patio area and timber storage shed.

The village of Biddenden offers a well regarded Primary School, public house, convenience store and award winning restaurant as well as tea rooms and Post Office, with Chart Hills Golf Club also close by. The larger village of Headcorn is only a short drive or bus ride away, with its range of independent shops and restaurants and mainline train station with regular services into London Charing Cross while the town of Tenterden is just under 5 miles away, with its greater range of shopping and leisure facilities including Waitrose and Tesco supermarkets.

MATERIAL INFORMATION, Freehold

Council Tax Band: E, Broadband: Full Fibre

