



'Our Focus Determines Your Reality'



Fosten Green
Biddenden
Kent
TN27 8ER



Reception Hall * Sitting Room * Kitchen/Breakfast Room
Utility Room
Ground Floor Double Bedroom * Shower Room

Principal Bedroom * Two Further Double Bedrooms
Family Bath and Shower Room
Two Attic Rooms, One with Vanity Unit

Stunning Landscaped Grounds of just under 0.5 Acres * Greenhouse
Two Double Garages both with Room Above * Log Store
Off Road Parking



STRIKING DETACHED BARN IN RURAL SETTING

Striking detached oak barn built to a high specification between 2009 and 2011 this sits in stunning landscaped gardens surrounded by open countryside and woodland, on a private driveway, in an idyllic rural setting. The barn offers comfortable open-plan living and benefits from underfloor heating to the ground floor, Sonos system speakers, cat 5/6 cabling throughout, and planning permission to attach the double garage to the barn creating a room with a bedroom and shower room above.

The accommodation consists of a galleried reception hall, opening through to the sitting room with wood burning stove, door to a rear lobby to the garden, and a step down to the double aspect kitchen/breakfast room with doors to outside; on the opposite side of the reception hall there is a utility room, a bedroom/study and a family shower room. The ground floor is tiled throughout with brick and open stud work interior walls to the sitting room and kitchen.

On the first floor an oak staircase and landing with a glass and oak balustrade, a principal bedroom with fitted wardrobes and storage in the eaves, two further double bedrooms also both with built-in storage and a family bathroom. A paddle staircase leads to a second floor attic room with vanity unit. On the opposite side there is a carpeted attic room reached by a ladder for further storage.

Outside there are two detached double garages both with rooms above and one with redundant spiral wine cellar, a log store, a gardener's w.c. and a greenhouse. The stunning garden has a formal terrace interspersed with flower beds, and an area of lawn, and a variety of fruit trees.



BIDDENDEN AND BENENDEN

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.

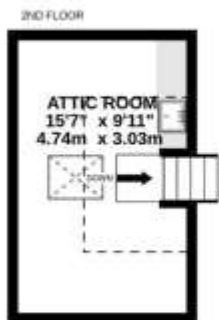
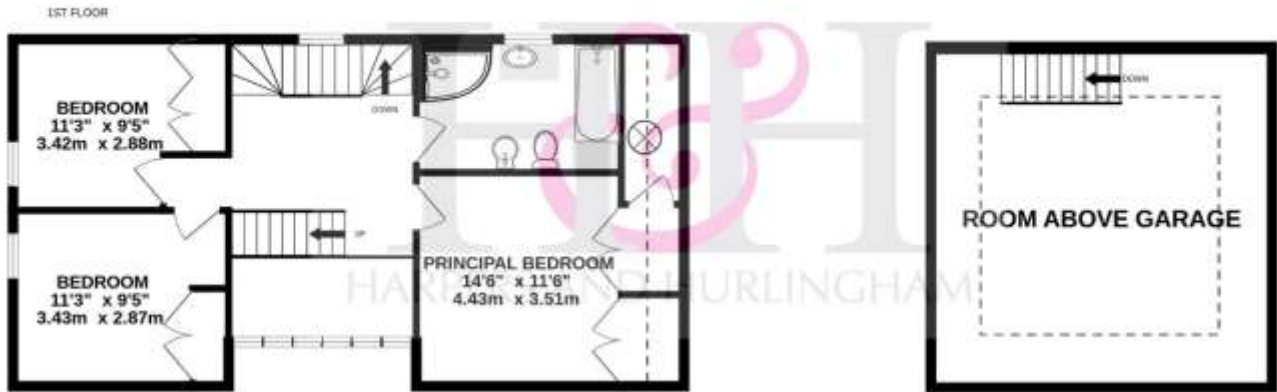
The charming green is a focal point of the sought-after village of Benenden which also benefits from an award-winning pub, and a large general store and post office.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are several excellent schools in the area which include Primary Schools in Biddenden, Sissinghurst and Benenden, Bethany, Benenden Girls School, Dulwich School, St Ronans, Sutton Valence together with a variety of state schools.

There are mainline stations at both Headcorn and Staplehurst, approximately 5 miles, with train services to London Bridge, Charing Cross and Cannon Street (65 mins). Junction 8 of the M20 motorway links to the M25 and junction 9 of the M20 to the coast.





TOTAL APPROXIMATE INTERNAL FLOOR AREA (garage not included) 1,699.6SQ.FT. (157.9SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

Mains electricity and water. Oil fired central heating. LPG for Gas Hob. Private Klargest. Fibre to the property. Rainwater harvester with pump for garden watering.

Ashford Borough Council - Council Tax Band F

EPC Rating: C

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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