HARPERS AND HURLINGHAM

'Our Focus Determines Your Reality'

Off Cranbrook Road
Biddenden
Kent
TN27 8DR

Entrance Hall * Drawing Room * Dining Room * Study/Snug
Kitchen/Breakfast/Family Room
Utility Room * Cloak Room
_____

Principal Bedroom with Ensuite
Three Further Double Bedrooms, Two Ensuite * Family Bathroom
_____

Garden and Grounds Approximately 1.7 Acres
Garage * Off-Road Parking

SPACIOUS, DETACHED DOUBLE SQUARE KILN OAST AND BARN

Occupying a stunning location with far reaching views, this spacious unlisted family home sits in grounds of just under 2 acres. Having been recently renovated the property provides well-proportioned rooms with character features and occupies a convenient semi-rural location a short drive from the village of Biddenden, Cranbrook and the Cinque Port town of Tenterden.

The accommodation consists of an entrance hall, a double aspect, open plan kitchen/breakfast/family room with bi-fold doors opening onto the paved terrace, utility room with doors to outside and cloakroom. There is a dining room, double aspect drawing room with exposed beams, inglenook fireplace together with log burning stove, and doors to outside, and completing the ground floor a study/snug also with door to outside. An adjoining garage could subject to the necessary planning be converted to create a downstairs bedroom or home office.

On the first floor there is a principal bedroom suite situated in one of the square kilns, with double aspect double bedroom, dressing room and ensuite shower room, three further double bedrooms two of which have ensuite shower rooms, whilst the fourth bedroom enjoys almost exclusive use of the family bathroom.

OUTSIDE

Set in just under 2 acres of garden and grounds, on a private road with a gravel drive offering ample parking and an ideal area for additional garaging, subject to the necessary permissions, the oast enjoys countryside views.

The park like grounds are laid mainly to lawn with flower and shrub beds, a variety of mature trees and hedging. The paved terrace, which leads from the kitchen is the ideal place for alfresco dining and outside entertaining, enjoying views across the garden.

BIDDENDEN and TENTERDEN

The amenities in Biddenden include the pub, post office, village shop, cafe, restaurant, 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.

Tenterden is a picturesque, Cinque Ports town with a tree-lined high street offering a comprehensive range of shops, including Waitrose and Tesco Supermarkets, cafés, bars, pubs, and restaurants. Locally there are several sporting facilities, including a leisure centre and several golf courses.

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.

First Floor

Bedroom
4.36m x 4.17m
14'3" x 13'8"

Dressing Room

Bedroom
5.64m x 3.32m
18'6" x 10'10"

Bedroom
5.35m x 5.35m
17'6" x 17'6"

Bedroom
4.59m x 4.41m
15'1" x 14'5"

N

Ground Floor

Utility Room

Kitchen / Breakfast Room
9.44m x 4.03m
30'11" x 13'2"

Entrance Hall

Dining Room
4.15m x 3.44m
13'7" x 11'3"

Drawing Room
5.35m x 5.35m
17'6" x 17'6"

Study / Snug
5.91m x 3.53m
19'4" x 11'6"

HW
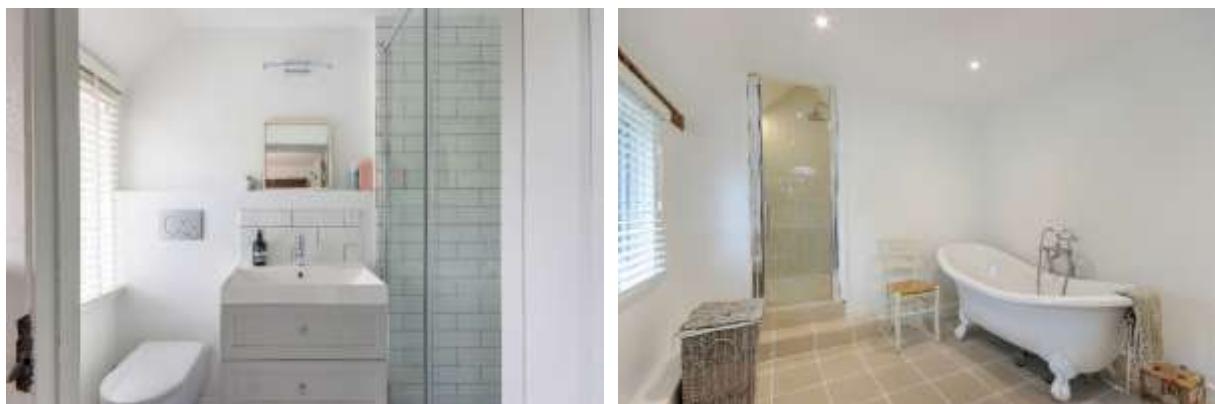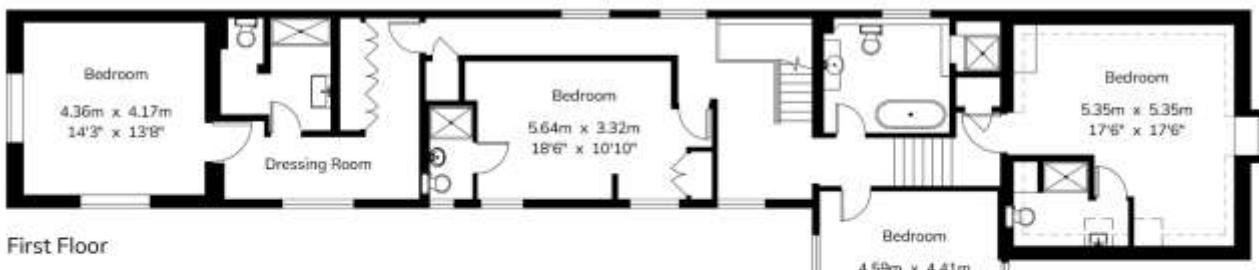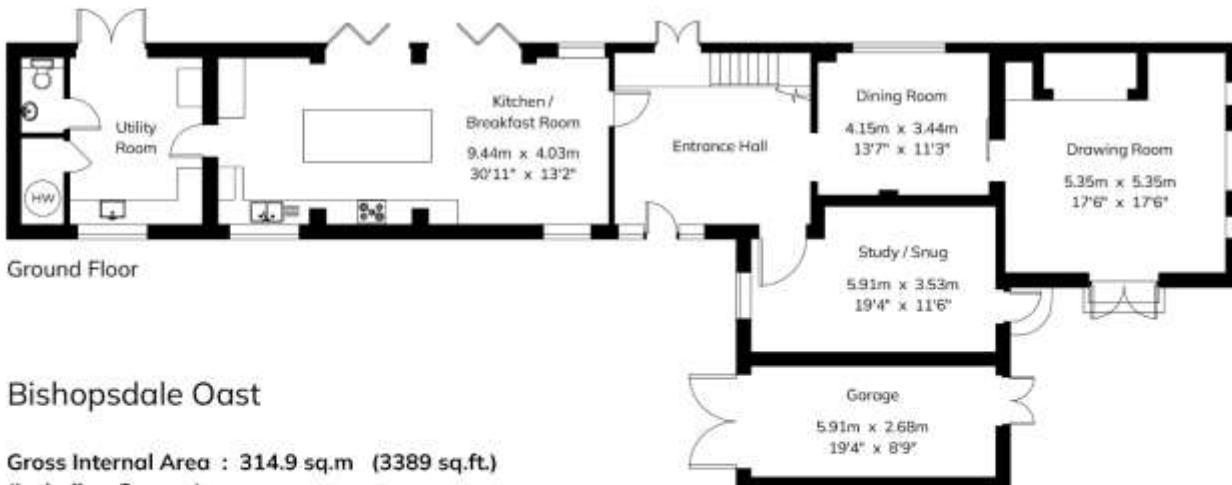
Bishopsdale Oast

Gross Internal Area : 314.9 sq.m (3389 sq.ft.)
(Including Garage)

Garage
5.91m x 2.68m
19'4" x 8'9"

2 4 6 8 10 12 14 Feet   For Identification Purposes Only.
1   2   3   4 Metres   © 2025 Trueplan (UK) Limited. 01892 614 881

SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band G

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.

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com