

The Old Bothy, Tenterden Road, Biddenden, Ashford, TN27

Approximate Area = 1646 sq ft / 152.9 sq m (excludes store)  
 Limited Use Area(s) = 83 sq ft / 7.7 sq m  
 Garage = 238 sq ft / 22.1 sq m  
 Outbuilding = 215 sq ft / 19.9 sq m  
 Total = 2182 sq ft / 202.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Simon Miller & Company. REF: 1326574. ©richcom 2025.

# THE OLD BOTHY

TENTERDEN ROAD

BIDDENDEN

TN27 8BB

GUIDE PRICE £600,000 - £625,000

FREEHOLD

EPC REPORT: E



## VIEWING ARRANGEMENTS BY PRIOR TELEPHONE 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.

PERIOD HOMES

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Tucked away in the heart of the village is this attractive and unique, Grade II LISTED, period home. Built, we believe in the late 1700's, the property features generous, mature gardens to three sides and features a Victorian greenhouse as well as detached double garage and is being offered Chain Free.

#### Property Features

- Offered Chain Free
- Detached Period Home
- Three Bedrooms
- Spacious Living/Dining Room
- Wealth of Character Throughout
- Victorian Greenhouse and Basement
- Detached Double Garage
- Secluded Central Village Location



The property itself offers a wonderful kitchen/dining room, with beamed ceilings and tiled flooring, with an inner hallway providing access down to a very useful basement housing the oil fired boiler and on to the spacious triple aspect lounge/dining room, with exposed brick walls, beamed ceiling with inset lighting and featuring an Inglenook fireplace with inset woodburning stove. Upstairs, the property offers three good sized bedrooms, with part timbered ceilings and a three piece family bathroom.

Outside, you enter via the neighbours gravel driveway, leading to your own parking area and the detached double garage beside. From here, a pathway with hedge screening leads into the generous, private gardens, mainly laid to lawn, with mature hedging, flower and shrub beds, paved seating areas, with the Victorian greenhouse (in need of some updating) beside the property and the modern oil tank tucked away in the corner

The popular village of Biddenden offers a popular 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: G, EPC Report: E, Broadband: Copper & Fibre

