






THE HAONS

Benenden Road, Biddenden, Ashford, Kent



CONTEMPORARY LIVING WITH SUPERB GARDENS AND GROUNDS

Two beautifully presented properties providing flexible family space, both benefitting from bi-fold doors opening out to the delightful lawned gardens and grounds.

			EPC
2-3	2-3	2-3	D

Local Authority: Ashford Borough Council

Council Tax band: E

Tenure: Freehold

Services: Mains water and electricity. LPG heating. Mains drainage.

Biddenden village 1.4 miles. Tenterden 3.4 miles. Cranbrook 5 miles. Headcorn 5.5 miles (London Bridge from 56 mins). Ashford International 13.4 miles (St Pancras from 36 mins).

Postcode: TN27 8DJ www.what3words.com/sideboard.react.recent



IDYLIC POSITION, CLOSE TO EXCELLENT AMENITIES

The property occupies an enviable setting with wonderful views over its own gardens and grounds. The house sits just 1.4 miles from the pretty village of Biddenden which offers amenities serving everyday needs including a church, tea rooms, village shop/post office, pubs, restaurants (and a Michelin starred restaurant). Further amenities can be found in the larger town of Cranbrook as well as Tenterden which offers an array of specialist shops, boutiques, supermarkets, restaurants and is home to the East Sussex Steam Railway. Tunbridge Wells and Ashford are also easily accessible, as is the south coast. Headcorn mainline station is about 5.5 miles away and offers a regular service to London. There is an excellent choice of schools in the area, in both the private and state sectors and the property lies within the Cranbrook School Catchment Area. Other notable public schools include Dulwich Preparatory, Benenden, St Ronan's, Bethany, Sutton Valence and Kings Canterbury.





'THE HAONS' MAIN HOUSE

This wonderful detached family house offers spacious and beautifully presented contemporary accommodation, arranged over two floors. The principal reception space comprises a fabulous L-shaped open plan living room / dining room / kitchen. This triple aspect room has bi-fold doors to one wall, opening to the rear terrace and gardens, bringing the outside in and creating the perfect space for al fresco dining and entertaining.

The well-appointed modern kitchen includes a range of bespoke fitted cupboards and central island with integrated appliances, a breakfast bar and a useful utility room off with a door to the rear. The living area has a cosy modern wood burner and windows to the front and side.

On the ground floor there is also a bedroom with an en suite shower room and a guest w.c. The impressive principal bedroom is located on the first floor and benefits from two walk-in dressing rooms as well as a superb en suite bathroom.





'THE SHED' DETACHED ANNEXE

Adjacent to the main house there is a detached lodge style annexe with attractive weather boarded elevations under a tiled roof. At one end there is an attached covered decked seating area enjoying fabulous views over the gardens and grounds.

Internally, the property provides a spacious living room with a vaulted ceiling and two Velux windows. Bi-fold doors open out to the decked terrace and gardens creating a lovely space to sit and relax. At the far end of the annexe there is a good-sized bedroom as well as a beautifully appointed shower room.





DELIGHTFUL GARDENS AND GROUNDS

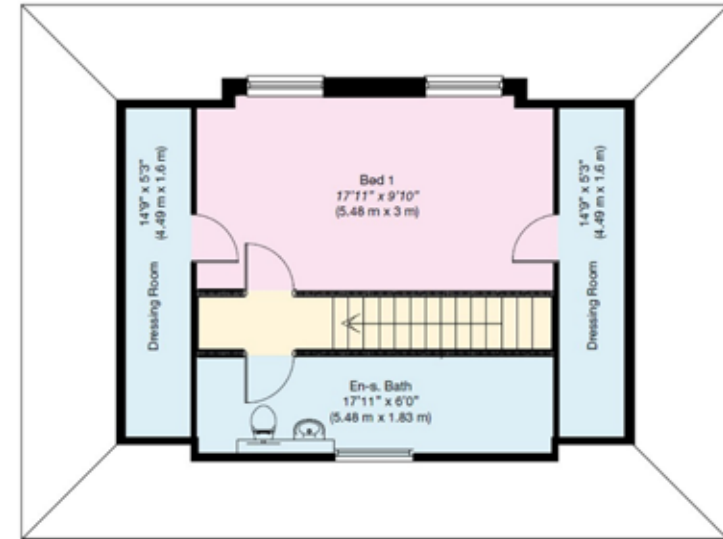
The property is approached over a private driveway providing off road parking. The beautifully maintained gardens and grounds surrounding the property are laid to lawn, edged with mature trees, shrubs and hedging providing a high degree of privacy. Between the house and annexe there is a large paved terrace creating a lovely, sheltered space for al fresco dining whilst enjoying the fabulous views over the gardens and grounds beyond.

Within the grounds there are also two picturesque ponds, a small area of woodland and a charming circular fire pit area with tree-trunk seating.

In all the property extends to about 1.6 acres.

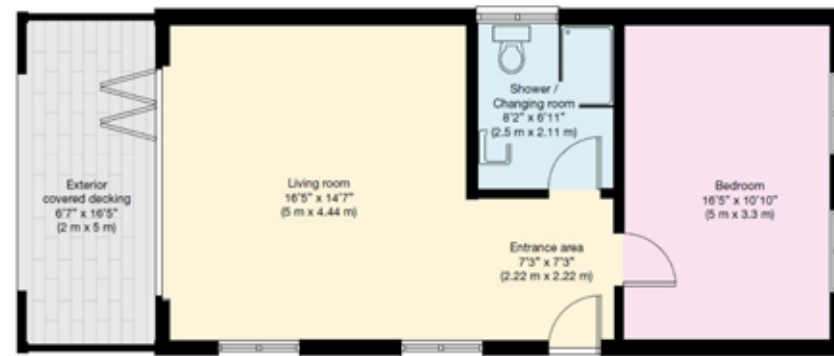


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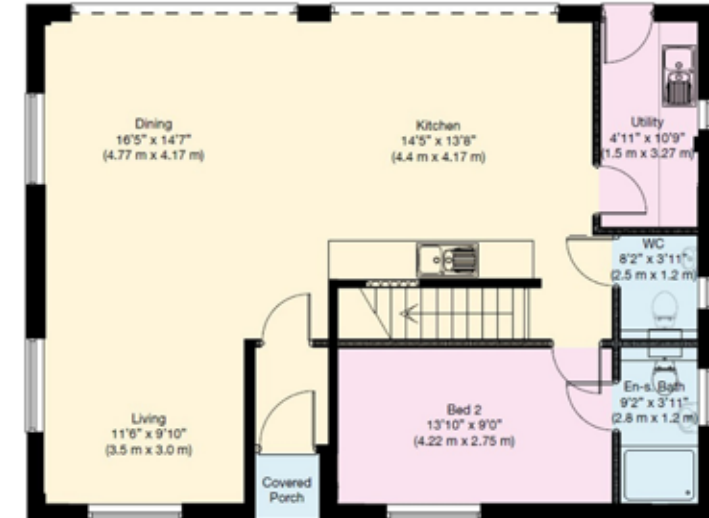


FIRST FLOOR

ANNEXE



GROUND FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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