



Arcadia, Biddenden Road,
St. Michaels, Tenterden, TN30 6TA

Asking Price £1,150,000



An impressive detached home boasting a stylish combination of modern and period features, offering five bedrooms, four bathrooms and four/five reception rooms, positioned on a plot of approximately 5.5 acres of garden and paddock on the outskirts of the popular village of St. Michael's, just a short drive from village amenities, local schools and the nearby Tenterden High Street.

This stunning home, with solar panels, solar hot water, an air source heat pump and careful attention to insulation, is a highly energy efficient property. Originally dating back to the 15th Century and retaining many of the original features, it has been extended and improved over the years. The accommodation offers an entrance hall with access to a useful ground floor shower room with suite comprising of a walk-in shower cubicle, mounted basin with vanity storage beneath and WC.

The hall leads on into the bright modern kitchen fitted with a range of navy handless units with complementing white quartz worksurfaces and peninsular with breakfast bar, integrated dishwasher, fridge freezer, double oven and hob with extractor above. An adjacent utility room with co-ordinating furniture offers space for washing machine and door leading out to the garden.

Doorways from the kitchen lead into the dining room and the stunning sunroom with roof lantern, a bright room with views over the garden and bifold doors offering access out. The sunroom is open to the dining room which leads through to the snug and sitting room, with exposed beams, feature brick fireplace with double-sided log burning stove, stairs to first floor and doorway leading to a study with exposed beams and large window overlooking the garden.

The first-floor offers the master bedroom with modern en-suite comprising of a large walk-in shower cubicle and a mounted basin with concealed cistern WC and vanity storage. A further double bedroom also offers an en-suite comprising of a walk-in shower cubicle and mounted basin with concealed cistern WC and vanity storage. There are three further double bedrooms, two offering built in storage, and a modern family bathroom with suite comprising of a freestanding bath, pedestal basin and WC.

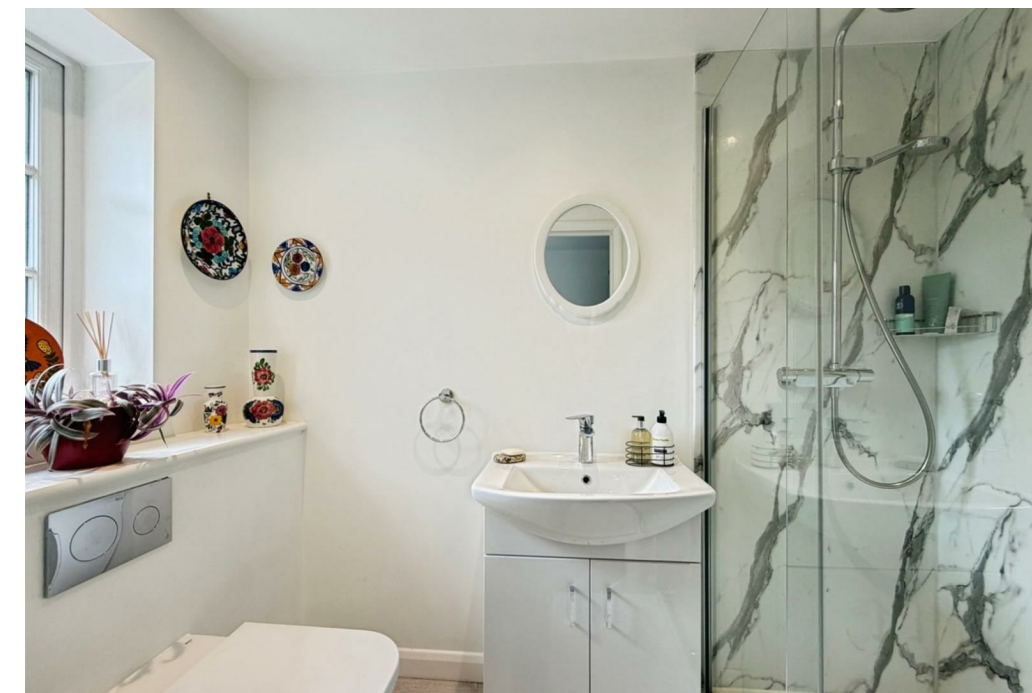
Externally the garden and grounds are a particular feature of the property. The mature garden wraps the home and offers an array of established planting, trees and shrubs. A terrace area offers the perfect entertaining space with steps leading up to a pathway with multiple pergolas bordered with planting, leading to the driveway and further grounds.

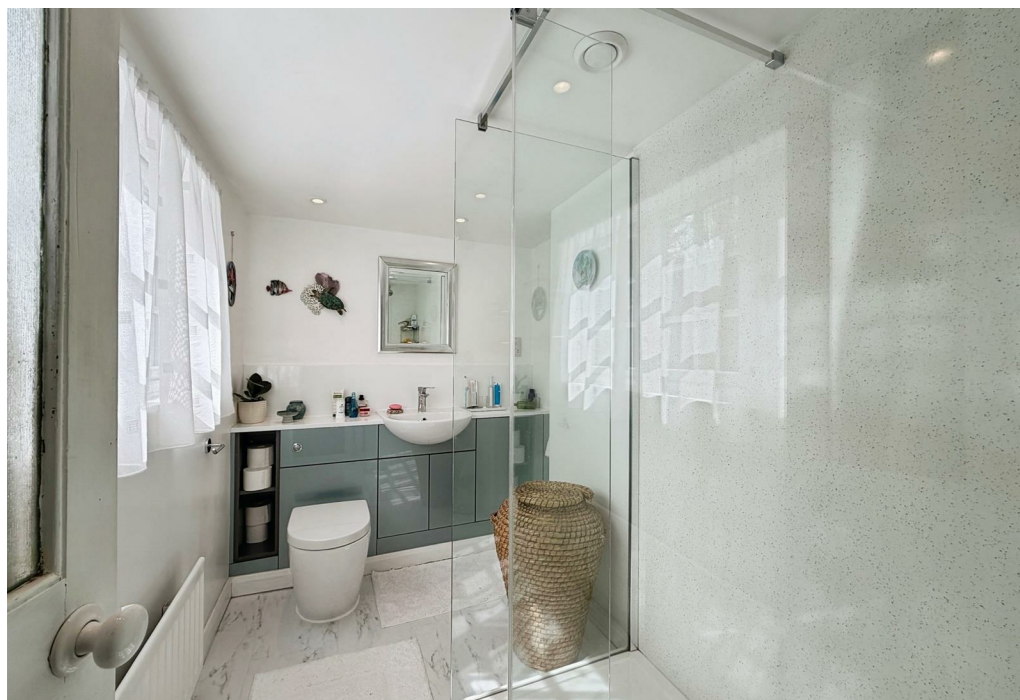
The driveway area offers a traditional double bar car-barn with EV charging point and a double garage housing solar panels to the tiled roof. The adjacent ground also houses further solar PV panels, polytunnel, fruit cage, vegetable beds, stable block and pond. The neighbouring paddock is included within the sale, however the vendor is not opposed to separating the grounds and garden by separate negotiation should the prospective buyer so wish.

The property is located within easy access to St Michaels and its range of amenities, and the historic and picturesque tree-lined High Street of Tenterden. Tenterden offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants.

This family home is ideally situated for a range of schools including St Michaels and High Halden Primary Schools, Tenterden Infant and Junior Schools, and Homewood Secondary School with bus services available to the nearby boys and girls grammars in Ashford.

Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes).





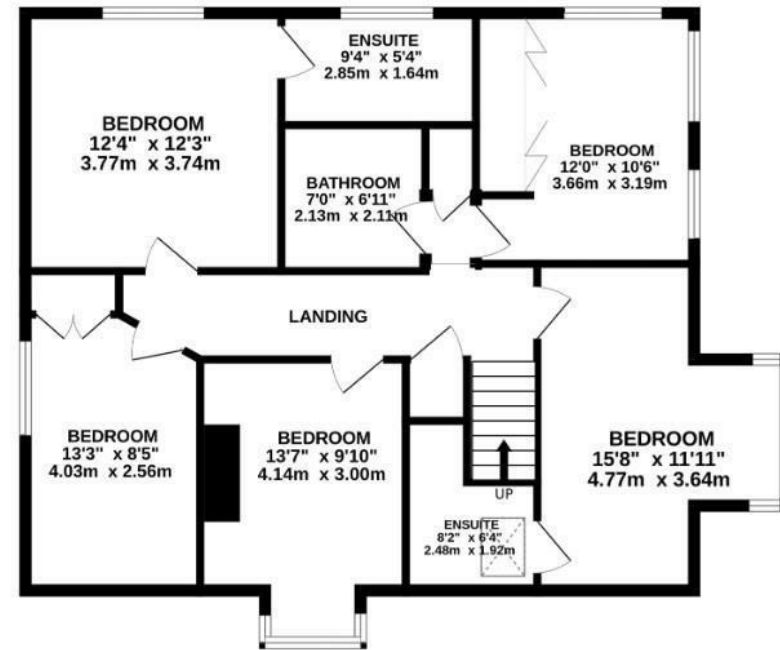
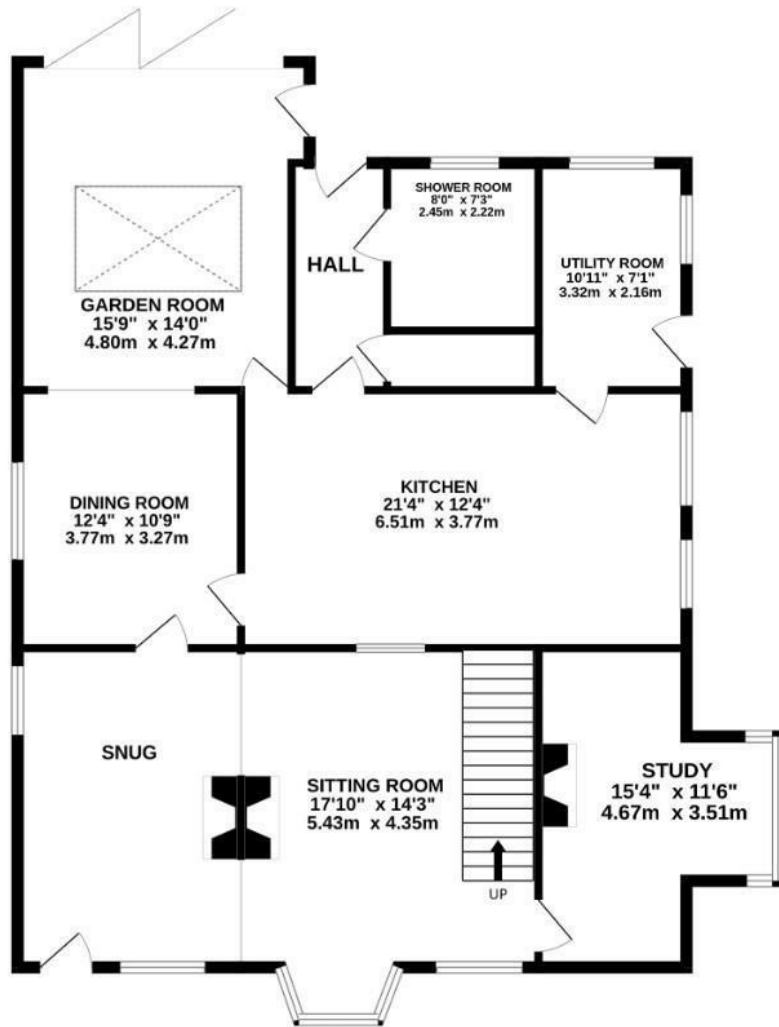




Tenure: Freehold
Council Tax Band: G

GROUND FLOOR
1329 sq.ft. (123.4 sq.m.) approx.

1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 2243 sq.ft. (208.4 sq.m.) approx.
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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- DETACHED FIVE BEDROOM HOME
- 5.5 ACRES OF GARDEN AND Paddock
- FOUR/FIVE RECEPTION ROOMS
- SUNROOM WITH ROOF LANTERN
- BOASTING A COMBINATION OF MODERN STYLING WITH PERIOD FEATURES
- TWO ENSUITES, FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- MODERN KITCHEN AND UTILITY ROOM
- SOLAR PV PANELS AND EV CHARGING POINT
- DETACHED GARAGE, CAR BARN & OUTBUILDINGS
- COUNCIL TAX BAND G - EPC RATING TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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