Highfield Tenterden Road, Biddenden, Kent TN27 8BJ
Guide Price £675,000 Freehold

Rush Witt & Wilson are pleased to offer the opportunity to acquire this attractive chalet style home with a detached double garage located on the outskirts of the sought after village of Biddenden.

The well-presented accommodation is arranged over two floors comprising a generous entrance hallway, cloakroom/wc, study/bedroom five, kitchen/breakfast room, dining room, utility room and impressive 25'7 living room on the ground floor. To the first floor there are four bedrooms, the main with an en-suite shower rooms and the family bathroom.

Outside the property benefits from a good sized rear garden, generous driveway and a detached double garage.

An internal inspection is highly recommended on this fantastic home. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway
Oak part decorative glazed entrance door to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, wood effect flooring, radiator.

Cloakroom
Fitted with a white suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, part tiled walls, tiled flooring, radiator, window to the front elevation and fitted airing cupboard housing insulated hot water tank.

Study/Bedroom Five
11'3 x 9'6 (3.43m x 2.90m)
Acoustic glazed window to the front elevation, radiator.

Living Room
25'7 x 13'9 (7.80m x 4.19m)
Double aspect with acoustic glazed window to the front elevation and glazed patio doors to the rear allowing access through to the garden, attractive exposed brick feature fireplace with inset multi-fuel burning stove, two radiators.

Kitchen
12'9 max x 17'6 max (3.89m max x 5.33m max)
Fitted with a range of dark grey high gloss cupboard and drawer base units with matching wall mounted cupboards, complimenting granite effect work surface with inset one and a half bowl sink drainer unit, inset Neff electric hob with decorative glass backplates, upright unit housing integrated Neff double oven, integrated microwave, integrated dishwasher, integrated fridge/freezer, wine cooker, fitted breakfast bar, tiled flooring, two windows to the rear elevation overlooking the garden, radiator, doorway leading to the dining room and door leading through to:-

Utility Room
11'3 x 6'3 (3.43m x 1.91m)
Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complimenting worksurface with inset stainless steel sink drainer unit, space and plumbing for washing machine, tiled flooring, radiator and part glazed stable door to the side elevation allowing access through to the garden.

Dining Room
13' x 10'6 (3.96m x 3.20m)
Window to the rear elevation and radiator.

First Floor

Landing
Part galleried with velux style window to the front elevation, access to loft space doors to:

Master Bedroom
19'7 x 11'6 (5.97m x 3.51m)
Double aspect with acoustic glazed window to the front and further window to the rear elevation, radiator, fitted double wardrobe and range of further low level fitted storage/wardrobes. Door to:-

En-Suite
Fitted with a white suite comprising low level wc, white gloss vanity unit with inset wash hand basin and fitted storage beneath, corner shower cubicle with double sliding doors, stainless steel heated towel rail, part tiled walls, tiled flooring and velux style window to the rear elevation.

Bedroom Four
11'1 x 7'7 (3.38m x 2.31m)
Velux style window to the rear elevation, range of fitted wardrobes, radiator.

Bedroom Three
11'4 x 8'8 (3.45m x 2.64m)
Window to the rear elevation, fitted double wardrobe, radiator.

Bedroom Two
10'9 max x 10'5 max (3.28m max x 3.18m max)
Acoustic glazed window to the front elevation, range of fitted wardrobes and radiator.

Family Bathroom
Fitted with a modern white suite comprising low level wc, white gloss vanity unit with inset wash hand basin and range of storage beneath, P shaped panelled bath with power shower above and fitted screen, stainless steel heated towel rail, part tiled walls, tiled flooring and window to the front elevation.

Outside

Front Garden
Five bar gate opens to a generous driveway providing off road parking, turning space and access to the detached double garage, to one side there is an area of lawn and abutting the front of the property are a selection of gravelled beds planted with a mixture of seasonal flowers and shrubs, to one side of the garage is a further gravelled area of providing additional off road parking, gated side access leads to the rear garden.

Detached Double Garage
16'9 x 16'9 (5.11m x 5.11m)
Electric double up and over door to the front elevation, useful loft storage space, light and power connected.

Rear Garden
Predominately laid to lawn with a paved patio area abutting the rear of the property offering space for outside dining and entertaining, there are a number of well stocked beds planted with a mixture of trees, shrubs and seasonal flowers, to one corner is a further paved seating area, down one side of the property being attached to the main house is a small boiler storage room housing the floor standing oil fired boiler and to the other side of the property is a useful polytunnel providing excellent storage.

Agents Note
Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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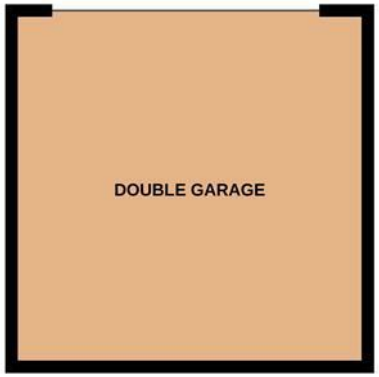
4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

GROUND FLOOR



1ST FLOOR

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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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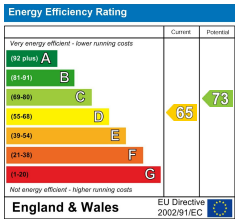

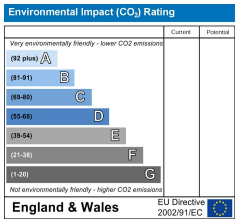

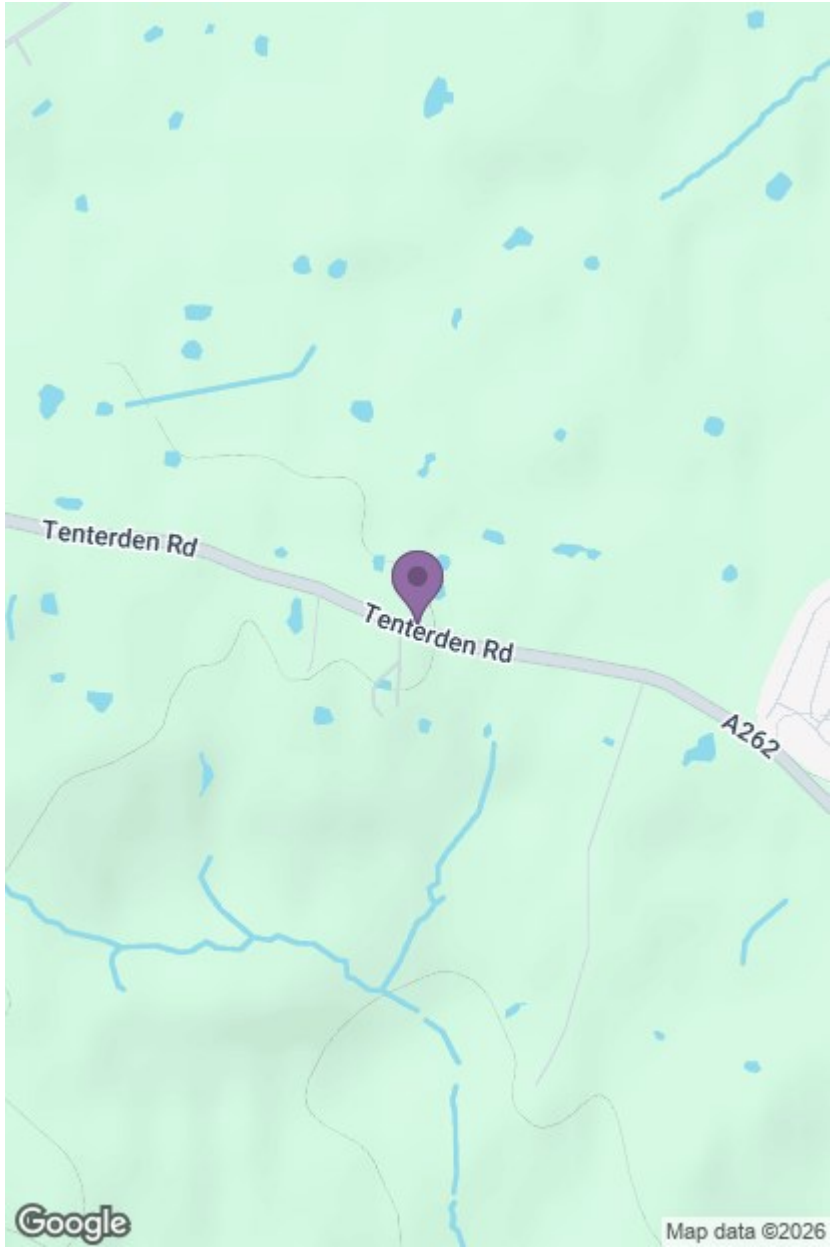

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