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ESTATE AGENTS

*Village Houses*

**No Onward  
Chain**



**20 MANSION HOUSE CLOSE  
BIDDENDEN  
KENT  
TN27 8DE  
PRICE £465,000 FREEHOLD**



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# 20 MANSION HOUSE CLOSE, BIDDENDEN, KENT, TN27 8DE

**AN EXCEPTIONAL, BEAUTIFULLY PRESENTED AND REFURBISHED SEMI-DETACHED HOUSE**

**LIVING ROOM, DINING AREA, NEWLY REFITTED KITCHEN, CLOAKROOM, LANDING, BEDROOM 1 WITH ENSUITE, TWO FURTHER BEDROOMS, REFITTED BATHROOM, GARDENS AND USEFUL QUALITY CABIN**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From the centre of Biddenden proceed along the Headcorn Road and after about 500 yards, the entrance to Mansion House Gardens will be found on the left. Continue along, bear to the right and the property will be found further along on the right-hand side.

## **DESCRIPTION**

The is an exceptional opportunity to acquire an outstanding refurbishment of a quality semi-detached house within the village of Biddenden. Benefitting from full gas-fired central heating and double glazing. Quality is the word throughout with new kitchen fitted by Howdens with full appliances, quality bathroom and ensuite. The property has the advantage of ample car parking for at least two cars. The rear garden is laid to lawn with good size area of terrace and useful quality cabin to the rear, currently used as a gymnasium with light and power.

Biddenden is a picturesque and highly regarded Wealden village offering a range of local amenities including a village shop, post office, primary school, tea rooms and the well-known Biddenden Vineyards. The village also benefits from a strong community atmosphere and surrounding countryside walks. More extensive shopping, leisure and educational facilities can be found in the nearby towns of Tenterden (approximately 3 miles) and Ashford (approximately 10 miles), the latter offering high-speed rail services to London St Pancras in around 37 minutes.



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The accommodation comprises: -

## **LIVING ROOM**

Window to rear and patio doors opening onto rear garden. LVT flooring. Two radiators. Feature fireplace with bioethanol wood burning stove. Built-in television stand area.

## **CLOAKROOM**

Attractively part-panelled. WC. Hand wash basin. Unique bronze-effect heated towel rail. Fitted spotlights. LVT flooring.

## **DINING AREA**

Half-bay window to front. Two radiators. Part-panelled walls. LVT flooring.

## **KITCHEN**

Window to front. Full range of quality base and eye level units fitted by Howdens, incorporating Quartz worktop surfaces and additional centre island with similar top. In set traditional style butler sink with monobloc tap. Integrated dishwasher, washing machine and tumble drier. AEG induction hob with extractor hood over. AEG electric oven. Space for American style refrigerator (possibly available if required).

## **STAIRCASE**

Newly laid carpeting leading to:

## **GALLERIED LANDING**

Access to loft area. Airing cupboard with fitted shelves.

## **BEDROOM 1**

Window to rear. Radiator. Fitted carpeting. Part-panelling. Range of fitted wardrobe cupboards with mirrored doors.

## **ENSUITE**

Window to rear. Hand wash basin. Walk-in shower cubicle. Chrome heated towel rail. Tiled splashbacks.

## **BEDROOM 2**

Two windows to front with venetian blinds. Fitted carpeting. Radiator. Fitted wardrobe cupboard with mirrored door.

## **BEDROOM 3**

Window to front. Radiator. Fitted carpeting.

## **FAMILY BATHROOM**

Recently refitted. Fully tiled walls. Shaped bath with screen and full shower fitment. Hand wash basin set in vanity unit. Touch light wall mirror. Black heated towel rail. Fitted spotlights. Shaver point.

## **OUTSIDE**

To the front of the property is a paved area with parking for several cars. The rear garden is laid to lawn with quality paved terraced area. Neatly fenced. Useful side storage area. External lighting. Quality cabin with light and power, currently used as gymnasium.

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## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC rating: C**

## COUNCIL TAX

Ashford Borough Council Tax Band E

## MONEY LAUNDERING REGULATIONS

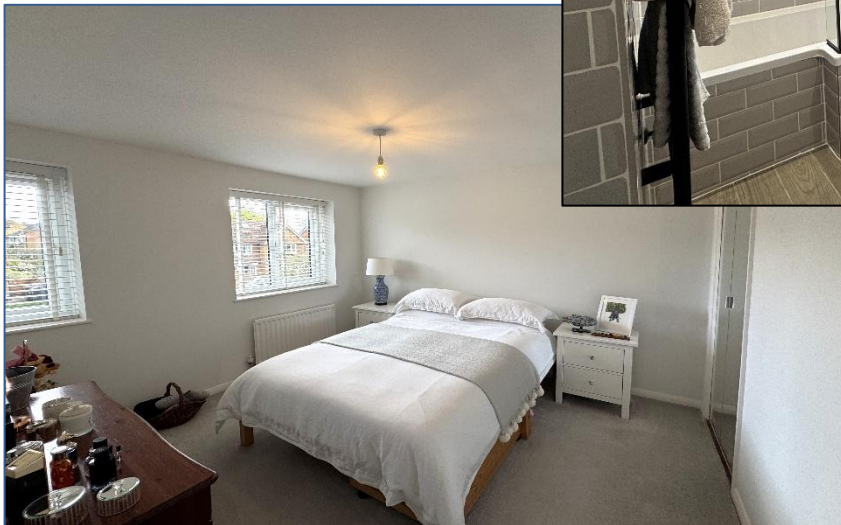
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

*These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*

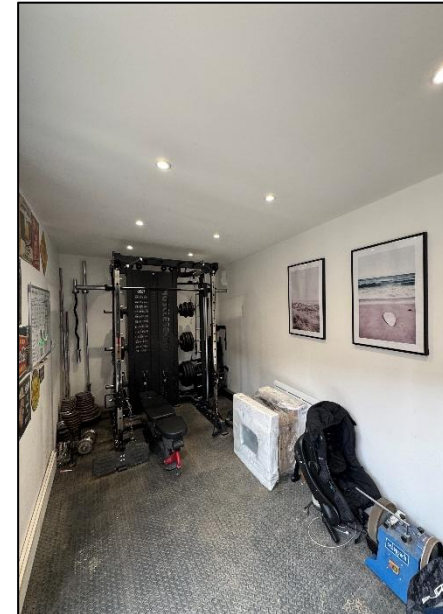
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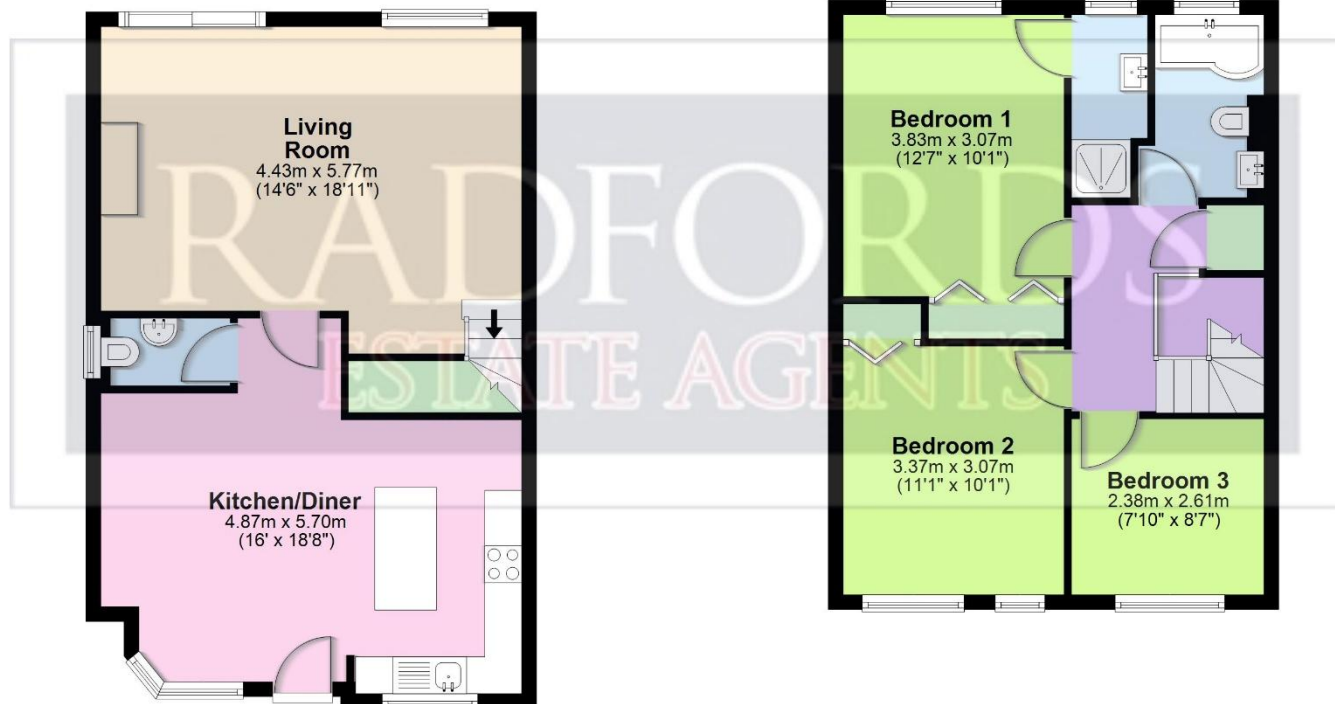
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## FLOORPLANS



Ground Floor

First Floor



Total area: approx. 95.7 sq. metres (1029.9 sq. feet)

Dimensions are approx

Total floor area does not include Garden Room

Plan produced using PlanUp.