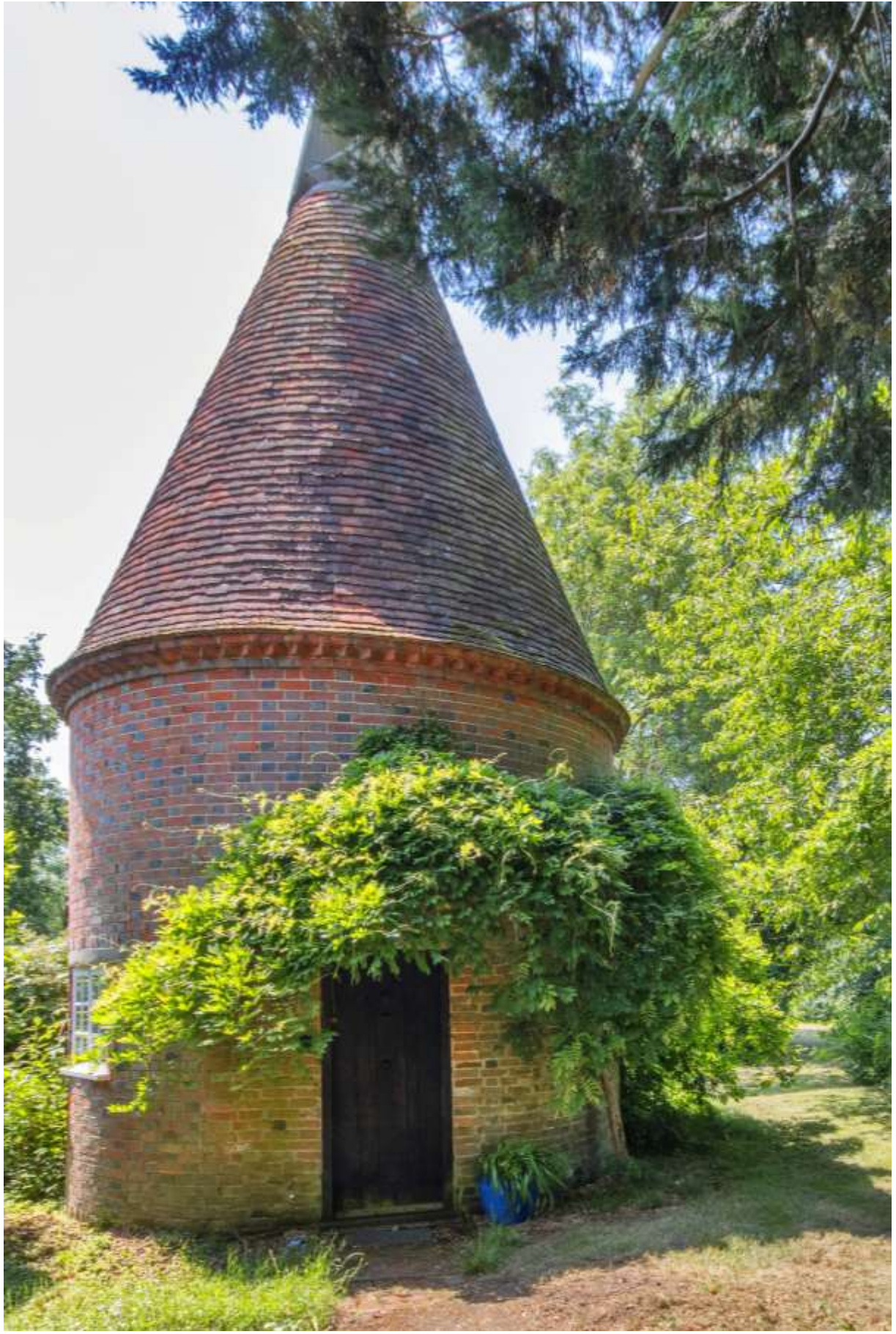




'Our Focus Determines Your Reality'



Biddenden Road
Biddenden
Kent
TN27 8JN



Entrance Hall * Sitting Room * Family Room * Kitchen/Dining Room
Utility Room * Boot Room * Cloakroom

Principal Bedroom with Ensuite
Five Further Bedrooms, Two Ensuite * Attic Room * W.C.

Grounds Approximately 4.5 Acres
Detached Two Bedroom Oasthouse
Triple Garage * Tennis Court * Wildlife Pond



REGAL GRADE II LISTED FARMHOUSE WITH DETACHED OAST

Believed to date from the 16th century, this impressive Grade II Listed Farmhouse is full of character from exposed beams to parquet flooring, bressumer beamed inglenook fireplaces to leaded light windows the farmhouse offers well-proportioned accommodation spanning three storeys.

The accommodation consists of an entrance hall, a triple aspect sitting room with exposed beams, parquet flooring, inglenook fireplace with log burning stove and a door to the garden, a family room, again with the exposed beams and inglenook fireplace but this time with exposed floorboards and a butlers cupboard, the triple aspect kitchen/dining room is accessed via an inner hall and has access to outside via a lobby area; a triple aspect utility room, boot room with door to outside and a cloakroom complete the ground floor.

Two staircases lead to the first floor where all the bedrooms exhibit exposed beams. There is a double aspect principal bedroom with built-in storage and an ensuite bathroom, a double bedroom with ensuite bathroom, exposed floorboards, and built-in storage which can be accessed from either staircase, and two further bedrooms, one with ensuite shower room and built in storage.

There are an additional two double bedrooms, both with exposed beams and one with a wash hand basin, an attic room and a w.c. on the second floor.



BIDDENDEN

This property is located on the rural outskirts of the villages of Biddenden and Headcorn both with an excellent variety of shops including general convenience stores, tea rooms, restaurant and old country inn.

Biddenden also offers a 13th century church, various sporting clubs, playing fields and close by the renowned Chart Hills Golf Club.

SCHOOLS AND CONNECTIONS

Within the Cranbrook School Catchment Area but with many other excellent schools in the area which include primary schools in Biddenden, Sissinghurst and Headcorn, private schools such as Bethany, Benenden Girls School, Dulwich School, St Ronans and Sutton Valence and with a variety of state schools.

Headcorn offers a mainline station, within 10 minutes' drive, with train services to London Bridge, Charing Cross and Cannon Street. Junction 8 of the M20 motorway offers road links to the south coast and the M25.







OUTSIDE

The farmhouse sits in just under 4.5 acres of garden and grounds and is approached via an in and out driveway which provides ample off-road parking. There is a triple garage and additional parking before the garage. The grounds are laid predominantly to lawn/pasture. There is a paved terrace bordered with established flower and shrub beds and a variety of mature trees interspersed throughout the grounds. Also, within the grounds there is a hardcourt tennis court, a wildlife pond and a detached oast.

OAST

The charming oast consists of an open-plan kitchen/dining room with steps leading up to the double aspect roundel sitting room with exposed beams and door to outside; also, on the ground floor there is a shower room.

On the first floor there is a spacious landing with steps up to a double aspect roundel bedroom, whilst at the other end of the oast there is a further double bedroom.

The farmhouse and the oast make this an ideal opportunity for multi-generational living or by using one to provide an income stream.





Old Curteis

House - Gross Internal Area : 358.3 sq.m (3856 sq.ft.)

Old Curteis Oast - Gross Internal Area : 78.8 sq.m (848 sq.ft.)

Outbuildings - Gross Internal Area : 55.4 sq.m (596 sq.ft.)



SERVICES

Mains electricity, water and drainage. Oil fired central heating. Currently use Starlink for broadband connection.

Ashford Borough Council - Council Tax Band House G
Oast D

EPC Rating: n/a - Grade II Listed



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