



'Our Focus Determines Your Reality'



Biddenden Road
Biddenden
Kent
TN27 9JE



Entrance Hall * Sitting Room * Family Room * Dining Room
Kitchen/Breakfast Room * Utility Room * Cloak Room
Basement Study

Principal Bedroom with Ensuite
Four Further Bedrooms * Family Bath/Shower Room

Grounds Approximately 3.4 Acres
Garage/Workshop/Log Store * Off-Road Parking



STRIKING UNLISTED PERIOD FARMHOUSE

Believed to date from the 1880's this striking period farmhouse is unlisted but still exhibits many character features from exposed beams to red brick flooring, to fireplaces, sash windows and high ceilings.

The well-proportioned accommodation consists of a storm porch opening into an entrance hall/dining room with decorative tiled floor and fireplace with log burning stove, a sitting room with open fireplace, and two pairs of double doors, with one pair set in a square bay, a family room with fireplace and log burning stove, and mirroring the sitting room with two pairs of double doors, one pair again set in a square bay; completing the ground floor are a kitchen/breakfast room featuring a red brick floor, a utility room with door to outside and a cloakroom.

A door in the dining room opens onto a staircase leading to the versatile tanked basement which is currently used as a study, and benefits from natural light.

On the first floor there is a principal bedroom with ensuite shower room, built-in storage and a dressing area, two double bedrooms both with built-in storage, a further two good size bedrooms and a family bath/shower room.





OUTSIDE

A gravel drive provides ample off-road parking and leads to the garage. The garage is adjoined to a log store and a garden store/workshop.

The delightful formal garden is laid to lawn interspersed with a variety of fruit trees, mature hedgerow and well-established flower and shrub beds. A paved terrace wraps around the house and is accessed from both the sitting room and family room as well as the kitchen/breakfast room proving an ideal space for outside entertaining. There is an attractive willow lined, spring fed pond with a jetty, ideal for enjoying the summer evenings.

The grounds total just over 3 acres with a paddock adjoining the garden which benefits from vehicular access.



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

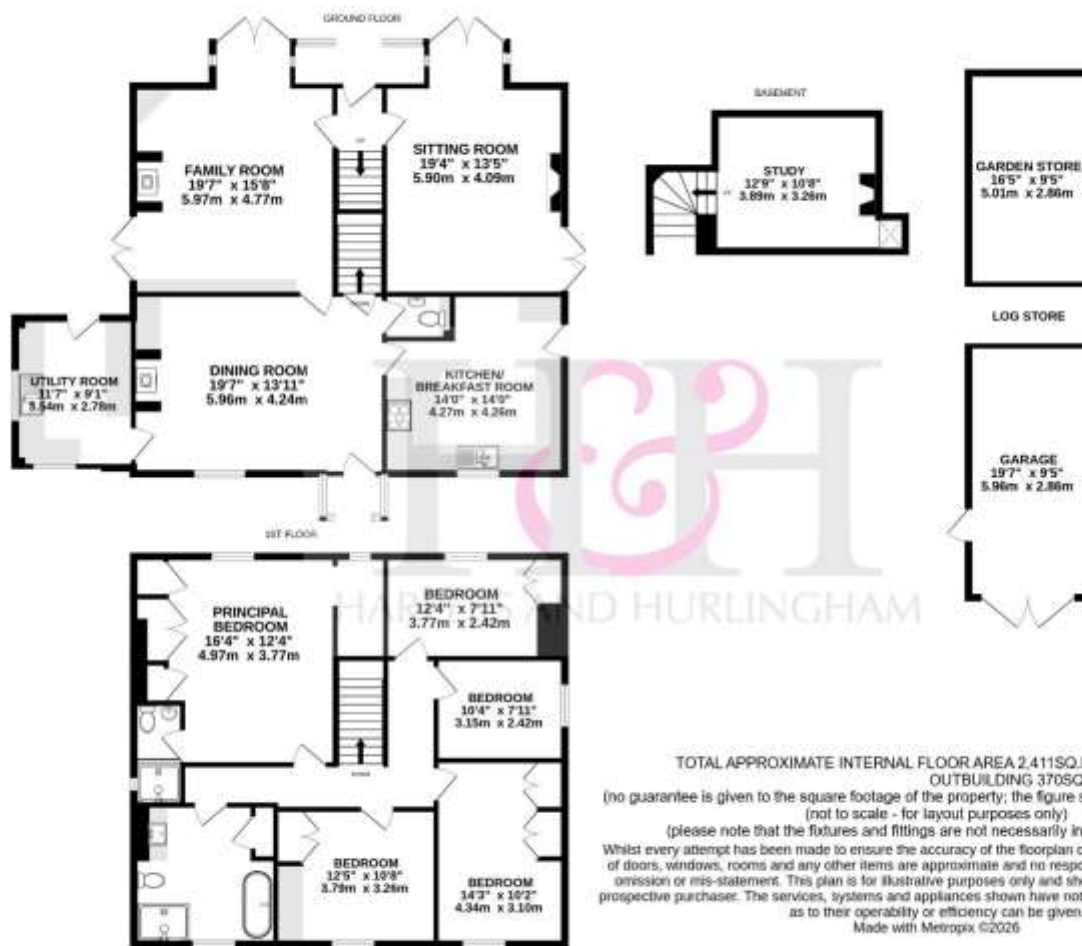
There are several excellent schools in the area which include primary schools in Biddenden, Sissinghurst and Headcorn, private schools such as Bethany, Benenden Girls School, Dulwich School, St Ronans, Sutton Valence and Cranbrook School, together with a variety of state schools.

Headcorn offers a mainline station, approximately 1.5 miles, 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.









SERVICES

Mains electricity and water. Oil fired central heating. Private Klargester Drainage

Maidstone Borough Council - Council Tax Band F

EPC Rating: F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com