



WESTFIELD
TENTERDEN ROAD, BIDDENDEN, KENT, TN27 8BB



**Lambert
& Foster**

CRANBROOK 5.5 MILES | HEADCORN MLS 4.2 MILES | TENTERDEN 5 MILES

WESTFIELD, TENTERDEN ROAD, BIDDENDEN, KENT, TN27 8BB

An impressive, individual, detached village residence providing four bedroom, three reception room, family accommodation including an integral double garage with first floor studio and open plan morning room (offering integral annexe potential STP) all complemented by established gardens, running to all sides, adjoining and overlooking fields to the rear and approached via a drive to the front, all occupying a most convenient location, a level walk of the high street amenities within this picturesque Wealden village. Cranbrook School catchment area. No onward chain.

GUIDE PRICE £945,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; [rescue.equipment.contracts](https://www.what3words.com/)



DESCRIPTION

Westfield is an individual, detached family house, presenting mixed elevations of brick and UPVC weather boarding, set with UPVC double glazed windows, beneath a pitched tiled roof.

The well proportioned and presented accommodation is arranged over two floors with partial oak flooring and is described in more detail; oak front door opens into an entrance hall with built-in cloaks cupboard, cloakroom and study fitted with desk, shelving and an aspect to side. The open plan family/dining room enjoys a double aspect, leading through to a comprehensively fitted kitchen/breakfast room with two seater breakfast bar, granite worktops and fitted units, integrated Neff electric oven, range style cooker with four burner hob and two ovens, filter hood over, integrated fridge, glazed fronted display cabinets and built in larder style cupboard twin stainless steel sink unit with mixer tap over underfloor heating, aspect to rear overlooking the garden. The triple aspect sitting room includes double doors opening at the patio and enjoying a fine outlook across the garden and field beyond. A useful utility room also has granite worktops with inset stainless steel sink unit with mixer tap over, space and plumbing for washing machine and space/electric point for a tumble drier, door to outside and a double aspect.

From the inner hall access to the wet room with underfloor heating, fitted with a modern suite and integrated shower. From the inner hall, door to the integral double garage including workshop area.





A rise of stairs leads to a versatile studio and morning room, enjoying a triple aspect and Juliette balconies to both the front and rear, enjoying fine outlook across the garden and field beyond. From the hall a main staircase leads to the first floor landing with access to four bedrooms, including a main bedroom with double aspect incorporating a Juliette balcony, built-in under eaves wardrobes and shelving, a door leads to an en suite shower room. Bedroom two a double room has a feature bay window. Bedroom three, a double room with access to under eaves storage and a useful recess for clothes hanging. Bedroom four is a single room with built-in wardrobes. A family bathroom is fitted with a modern white suite including a moulded panelled bath with mixer tap and shower attachment.

GARDENS & GROUNDS

A gravel drive with lawn to side and established shrubs leads down to a five bar gate and continues on to ample vehicle parking and turning area. The established gardens run to all sides, laid to lawn with well-stocked and shaped beds and borders, a split level paved patio and an additional blocked paved seating area. Mature trees including oak, cherry and willow. Pretty climbing roses and a paved pathway. The whole is enclosed by a mix of established hedging, post and rail fencing, adjoining and overlooking fields.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Westfield, Tenterden Road, Biddenden, Ashford, TN27 8BB



Denotes restricted head height

Approximate Area = 2171 sq ft / 201.6 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 1073 sq ft / 99.6 sq m

Outbuilding = 233 sq ft / 21.6 sq m

Total = 3517 sq ft / 328.5 sq m

For identification only - Not to scale





VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.ashford.gov.uk

COUNCIL TAX: Band F **EPC:** D (67)

AGENTS NOTE: Biddenden Place enjoys a vehicular right of way along the drive to access a field.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS