



**23 High Street
Biddenden, Kent TN27 8AL**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000

A stylishly-appointed Grade II listed, village cottage offering an exciting residential proposition, either as a unique and cosy home or as a lucrative rental / holiday let. This enchanting 1-bedroom property sits in the heart of the sought after Kentish village of Biddenden and has been refurbished to a very high standard.

Description cont...

The accommodation comprises on the ground floor; Original beamed sitting room with and exposed brick walls, new wooden flooring and a charming brick feature fire place, with scope to install a woodburner.

An impressive kitchen / breakfast room fitted with new stone flooring and painted wooden kitchen units, complete with a Butlers sink and a portable central island, the large electric range cooker is available to purchase by separate negotiation – POA. There is a ground floor bathroom with free standing oval 'egg style' bath and wash hand basin on a timber vanity unit, tiled flooring and a painted beamed ceiling.

On the first floor; one large double bedroom with pretty views of the historic high street.

The exterior includes a small yet attractive rear courtyard, ideal for meals alfresco and importantly, there is one allocated off street driveway parking space to the rear of the property – additional parking is readily available on the street and a small free public car park.

Services: Mains Electricity, Mains Water, Mains Drainage

Council Tax: Ashford Borough Council

Tenure: Freehold

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Auctioneer's Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase

costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Location

The property sits in the heart of picturesque Biddenden village, where there are various amenities, including a Post Office, general store, a restaurant, tea rooms and hairdresser. More comprehensive shopping can be found in Tenterden and Cranbrook which are about 3.5 miles and 5.2 miles away. Tunbridge Wells (19 miles) has excellent shopping, restaurants, boutiques, cinema and leisure bowling complex.

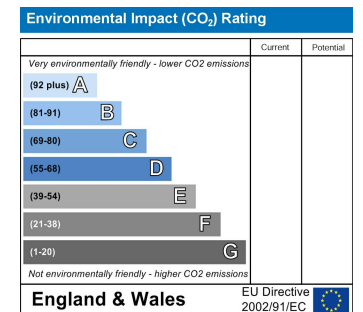
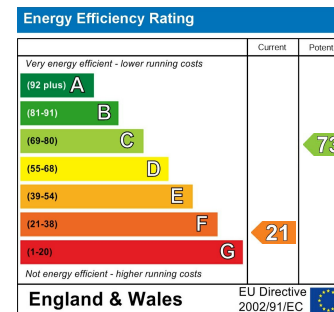
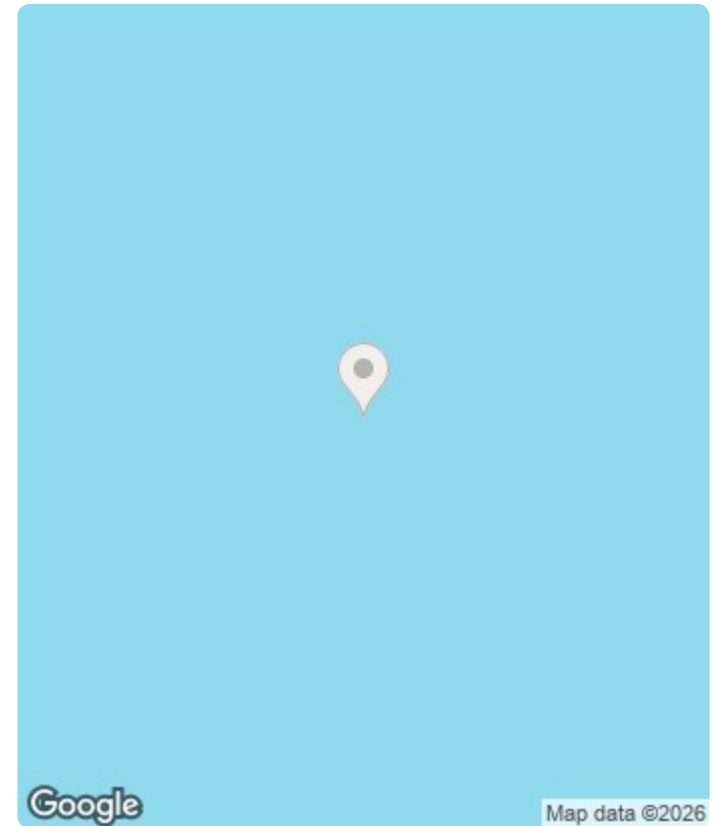
Mainline rail services to London run from Headcorn (6.2 miles) or Staplehurst (9.2 miles), with a high speed train service from Ashford to London St Pancras in about 37 minutes.

The property is situated within Cranbrook School catchment (2024). There is an excellent range of schools in the area in both the state and private sectors at primary and secondary level. Primary schools include John Mayne in Biddenden, Benenden and Sissinghurst. Local comprehensive schools include Homewood School in Tenterden and there are various private schools including Dulwich Preparatory School in Cranbrook, Saint Ronans and Marlborough House in Hawkhurst and Benenden Girls School.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8, providing links to Gatwick and Heathrow airports and other motorways.

*All mileages and journey times are approximate.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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