



'Our Focus Determines Your Reality'



Tenterden Road
Biddenden
Kent
TN27 8BH



Entrance Hall * Sitting and Dining Room * Family Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom Suite * Guest Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Gardens and Grounds Approx. 5 Acres * Stabling * Workshop
Hay Barn * Off Road Parking



SPACIOUS DETACHED FAMILY HOME WITH EQUESTRIAN FACILITIES

This delightful, generously proportioned detached family home with equestrian facilities and approximately 5 acres is located on the rural outskirts of Biddenden.

Presented in immaculate order, the accommodation consists of an impressive entrance hall, a triple aspect expansive sitting and dining room with fireplace and log burning stove, a double aspect family room, a study, a stunning quadruple aspect kitchen/breakfast room with doors to the terrace, a utility room and a cloakroom on the ground floor.

On the first floor there is a well-proportioned principal bedroom suite comprising a double bedroom, a dressing room and a bath/shower room, a guest bedroom with ensuite shower room, three further bedrooms and a family bathroom.

Electric gates open onto the driveway which provides ample off-road parking and adjoins the concrete stable yard, consisting of five stables, a hay barn and a workshop. The delightful, paved terrace is ideal for outside entertaining and boasts a working fountain. Adjoining the terrace is a lawn with an ornamental fishpond. Adjoining the more formal gardens there is an area of orchard planted with apple, pear, plum and peach trees. A gate leads to a meadow of approximately 2 acres which is home to a carp lake, adjoining this there is an area of woodland. The gardens and grounds total approximately 5 acres.



BIDDENDEN

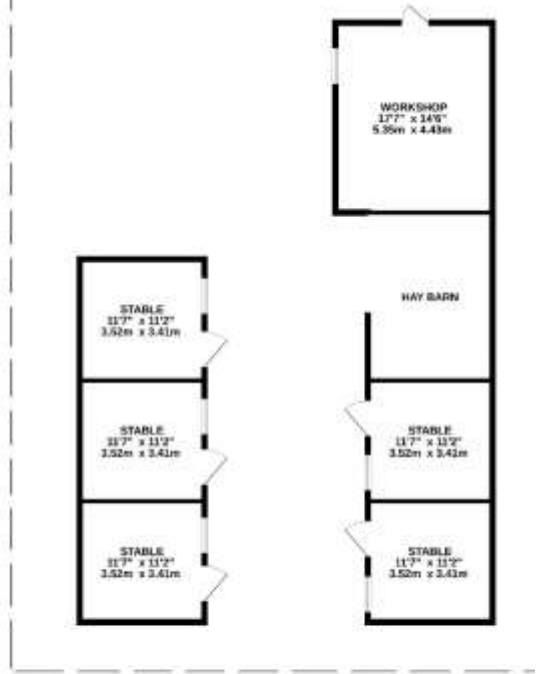
The amenities include the pub, post office, the village shop, a cafe, a restaurant, a children's playground, village primary school, tennis and squash clubs, bowls club, football club and Chart Hills golf club. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden and Cranbrook. The village also boasts a 13th century church.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are several excellent schools in the area which include Primary Schools in Biddenden, Sissinghurst and Benenden, Bethany, Benenden Girls School, Dulwich School, St Ronans, Sutton Valence together with a variety of state schools.

There are mainline stations at both Headcorn and Staplehurst, with train services to London Bridge, Charing Cross and Cannon Street (65 mins). Junction 8 of the M20 motorway links to the M25 and junction 9 of the M20 to the coast.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 5,206 SQ. FT. (482,293 M²)
 No guarantee is given to the accuracy, budget or the order of the above. The figure shown is for visual purposes only and is not to scale - for layout purposes only.
 Attention is drawn to the fact that the fixtures and fittings are not necessarily included in the order.
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
 Made with AutoCAD 2010



SERVICES

Mains electricity, water and drainage. Oil fired central heating. Fibre broadband connected to the property.

Ashford Borough Council - Council Tax Band G

EPC Rating: D

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



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