



9 Fullers Way, Biddenden, TN27 8FQ

Guide Price £800,000 - £850,000



GUIDE PRICE OF £800,000 - £850,000. An immaculately presented five bedroom detached family home built by the award-winning homebuilder Millwood. This property offers high spec and spacious accommodation and is situated within a private cul-de-sac of two homes within the desirable village of Biddenden, situated within the Cranbrook School catchment area.

The accommodation offers entrance hall leading to cloakroom, sitting room, further reception room and kitchen/dining room. The triple aspect sitting room offers fireplace with log burning stove, French doors leading to south facing garden. The second reception offers great flexibility and can either be a formal dining room, family room or even a study and has French doors leading to the garden. The light and airy kitchen/dining room offers Bi-folding doors to rear garden, a range of wall and base units with stone worktops and a range of integrated appliances including double oven, two full height fridge/freezers, wine cooler and dishwasher. In addition, the kitchen offers Amtico flooring and access to a utility room with a range of wall and base units and spaces for washing machine and tumble dryer.

The first floor offers galleried landing to bedrooms and family bathroom. The master suite offers a double bedroom with fitted wardrobes, dressing area, bespoke dressing table and drawer units and a contemporary en suite bathroom with separate double shower cubicle. The guest double bedroom offers fitted wardrobes and a contemporary en suite shower. There are two further double bedrooms with one benefiting from bespoke drawer units. In addition, there is a good size fifth bedroom, which doubles up as an office and a contemporary family bathroom.

Externally the property is approached by a block paved driveway providing parking for several cars leading to an integrated double garage with electric up and over door providing additional parking. The south facing rear garden has been lovingly landscaped by the current owners and offers a patio area leading to a laid to lawn garden with two raised borders with a variety of mature flowers and shrubs.

In addition, the property has the remainder of a 10 year Premier Warranty and alarm system.

Biddenden provides a variety of shops including a general convenience store, barber, hairdresser, post office, tea shop, two restaurants and a pub with a separate restaurant. The village also offers a 13th century church, various sporting clubs, playing fields and is close to the renowned Chart Hills Golf Club.

There is a mainline station at Headcorn 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. Excellent schools in the area include John Mayne Primary School and Smarden Primary, with preparatory schools such as Dulwich, Marlborough House and St Ronan's. The property lays within the Cranbrook School catchment area and is in close proximity to Sutton Valence, Benenden and Bethany schools.

Tenure - Freehold

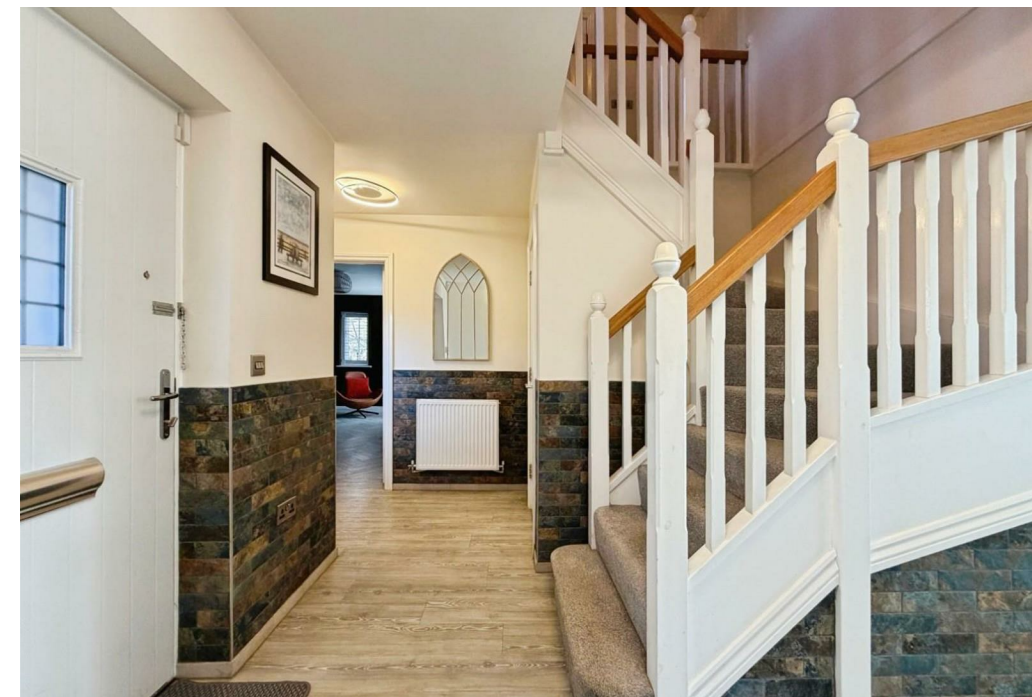
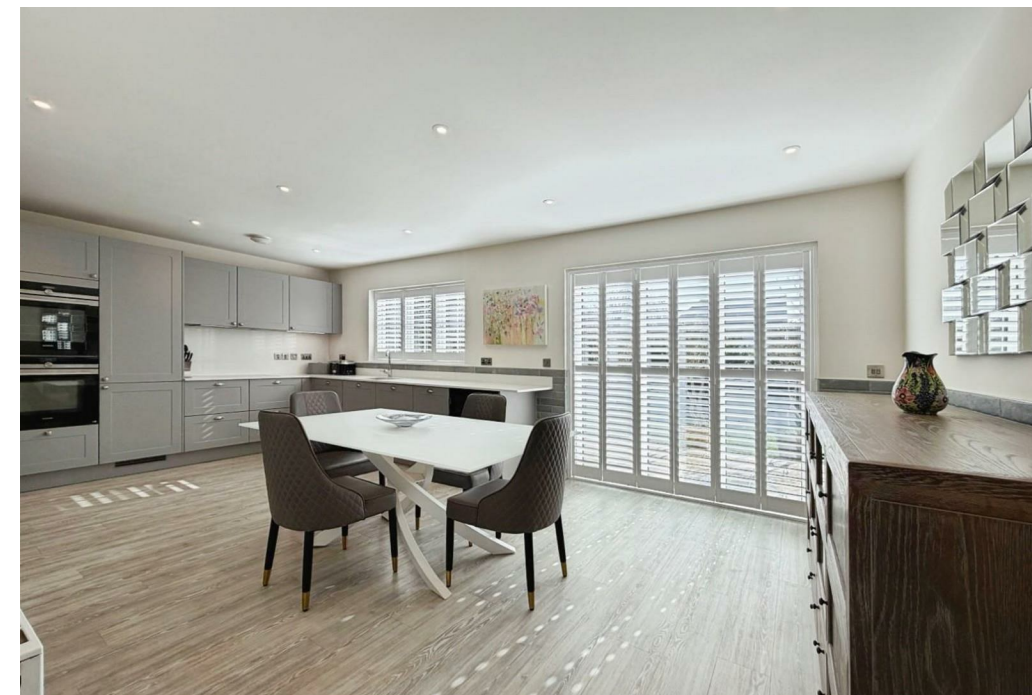
Services - Mains Electricity, gas and pumped drainage.

Annual Maintenance Charge - £1500 per annum

Broadband – Full Fibre

Mobile Phone Coverage – Good

Flood Risk – Very Low

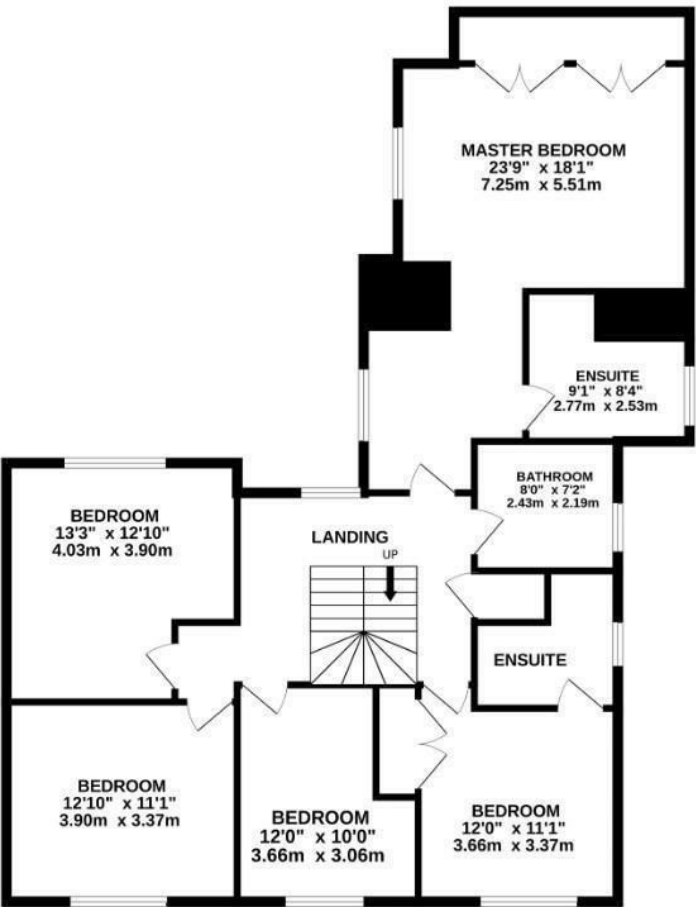
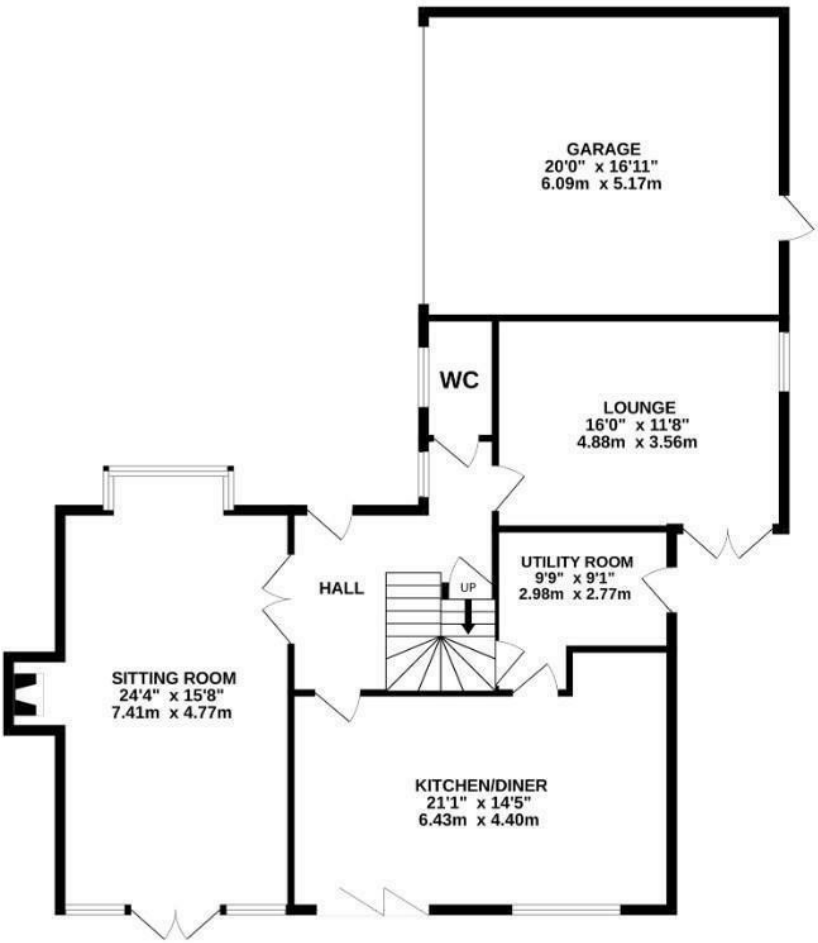




Tenure: Freehold
Council Tax Band: G

GROUND FLOOR
1331 sq.ft. (123.6 sq.m.) approx.

1ST FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA : 2527 sq.ft. (234.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.

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- DETACHED FIVE BEDROOM FAMILY HOME
- KITCHEN/DINING ROOM WITH BI FOLDING DOORS
- CLOAKROOM AND UTILITY ROOM
- EN SUITES AND FAMILY BATHROOM
- DRIVEWAY AND DOUBLE GARAGE
- LANDSCAPED GARDENS
- REMAINDER OF 10 YEAR WARRANTY
- WITHIN THE CSCA
- SOUGHT AFTER CUL DE SAC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.