

SMARDEN

KENT



Biddenden Green Farm,
The Street,
Smarden,
Kent TN27 8NJ

This charming Grade II Listed oast house occupies a rural location on the edge of the popular village of Smarden.

Clever use of internal windows allows borrowed light to fill the oast. Exhibiting a variety of features particularly the exposed brick to the roundel and floor lights and presented in immaculate order throughout, the accommodation consists of a roundel sitting room, a kitchen/breakfast room with log burning stove and a shower room on the ground floor.

On the first floor a feature landing leads to the roundel master bedroom, there are then two further bedrooms, one with a square bay window seat, and a family bathroom.

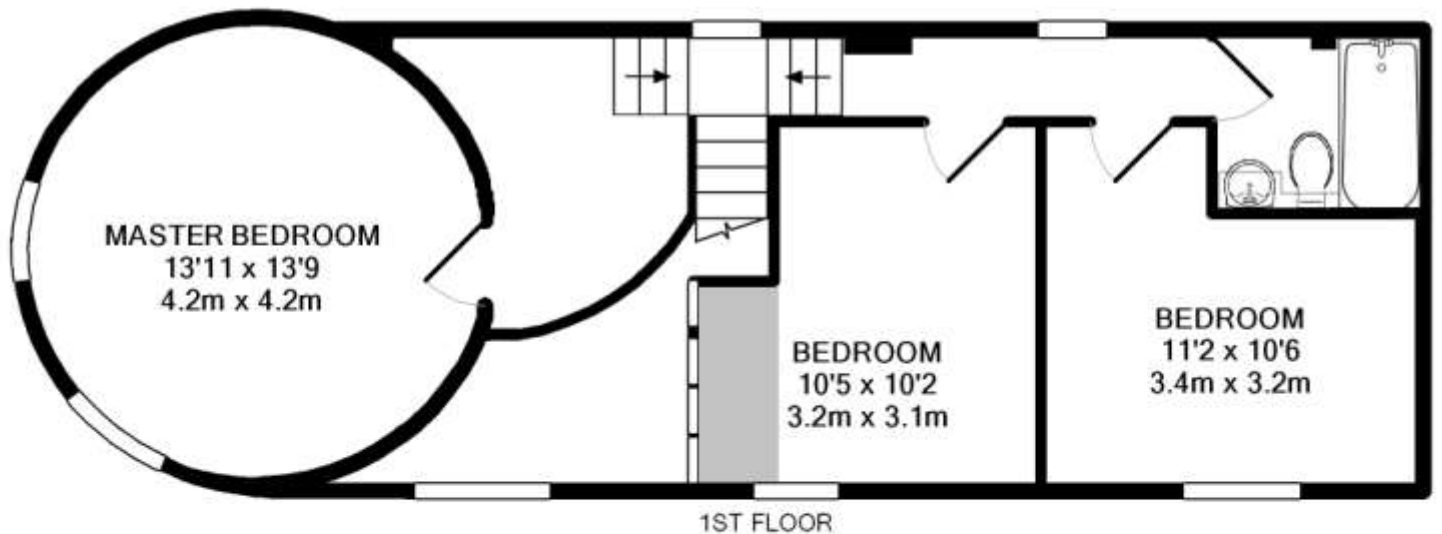
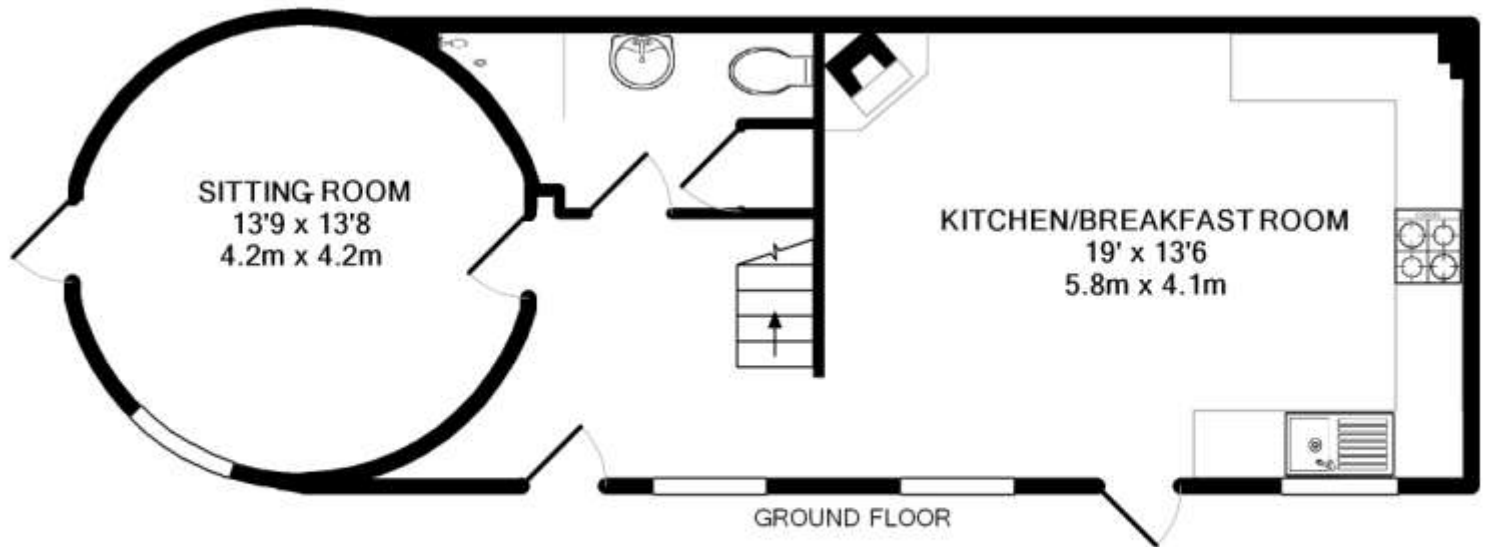
Outside, the driveway leads across the lawn to an outbuilding which could, with the relevant planning permission, be used to create a garage. A picket fence creates a delightful cottage garden with an area of paved terracing ideal for enjoying the garden and surrounding countryside.

- Charming Grade II Listed Oast
- Roundel Sitting Room
- Kitchen/Breakfast Room
- Roundel Master Bedroom
- Two Additional Bedrooms
- Delightful Enclosed Gardens
- Detached Outbuilding
- Off Road Parking









TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 974.1SQ.FT. (90.5SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016



SERVICES

Mains electricity, gas, water and drainage. Underfloor heating.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band tba

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



The Corner House, Stone Street
Cranbrook, Kent TN17 3HE

Tel: 01580 715400

Fax: 01580 715122

Email: enquiries@harpersandhurlingham.com

Web: www.harpersandhurlingham.com

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.