



'Our Focus Determines Your Reality'





Frittenden Road  
Biddenden  
Kent  
TN27 8LG



Sitting Room \* Family Room \* Conservatory/Dining Room  
Kitchen \* Utility Room \* Boot Room \* Family Shower Room

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Master Bedroom with Ensuite \* Two Further Bedrooms

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Wraparound Garden \* Terrace \* Detached Home Office  
Garden Store \* Off Road Parking



## CHARMING ATTACHED VICTORIAN COTTAGE

This charming Victorian cottage is believed to date from the 1870s and enjoys a rural location and delightful countryside views on the rural outskirts of the attractive village of Biddenden.

The accommodation consists of a sitting room with log burning stove, a family room with log burning stove, conservatory/dining room, double aspect kitchen, utility room, boot room and family shower room on the ground floor.

On the first floor there are two bedrooms and a staircase leading to the second floor where there is a master bedroom with ensuite bathroom.

Outside there is off road parking with a gate leading into the garden which wraps around the cottage. A gate in the hedge opens onto a path leading to the front door. The gardens are predominantly laid to lawn interspersed with a variety of mature trees. A terrace provides the ideal area from which to enjoy the delightful countryside views. There is a detached home office and garden store within the garden.





## BIDDENDEN

Located on the rural outskirts of the village of Biddenden, the amenities include the pub, post office, the village shop, a cafe, a Michelin-starred restaurant, tennis and squash clubs, a children's playground and village primary school. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden. The village also boasts a 13th century church.

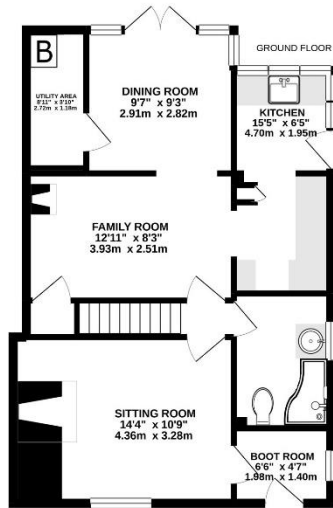
## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are a number of excellent schools in the area which include John Mayne Primary School, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence together with a variety of state schools.

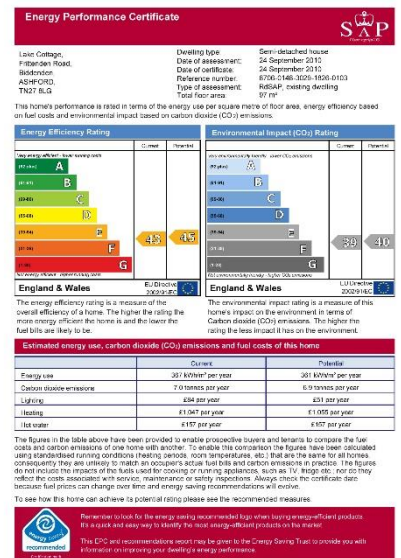
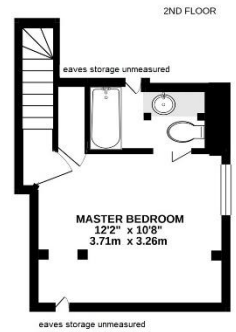
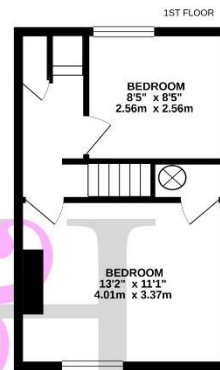
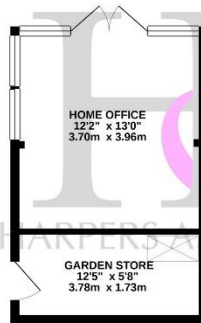
There is a mainline stations at both Headcorn and Staplehurst with train services to London Bridge, Charing Cross and Cannon Street (65 mins). Junction 8 of the M20 motorway offers road links to the south coast and the M25.







TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (excluding Home Office and Garden Store) 997.85Q.FT. (92.75Q.M.)  
(not to scale - for layout purposes only)  
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance 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 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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## SERVICES

Mains electricity and water. Oil fired central heating. Shared private cess pit drainage located in the neighbours garden.

Ashford Borough Council - Council Tax Band 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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