

BIDDENDEN, KENT



HEADCORN ROAD, BIDDENDEN, KENT TN27 8JW

Striking Detached Edwardian Family Home

Sitting Room * Dining Room * Kitchen with Pantry
Integrated Annexe - Sitting/Dining Room * Kitchen * Bedroom * Shower Room

Five Bedrooms * Study * Bathroom * Shower Room * Store Room

Mature Garden Approx. 1 Acres * Off Road Parking * Attached Garage and Workshop
Greenhouse * Various Garden Stores

Cranbrook School Catchment Area

Located on the outskirts of the village of Biddenden, this striking, detached Edwardian family home dating from 1912 with later additions, exhibits high ceilings, sash windows and parquet flooring.

Incorporating a ground floor annexe, in the current configuration, the property offers flexible accommodation on the ground floor consisting of a double aspect sitting room with fireplace and bay window, a dining room with bay window and double aspect kitchen with pantry. The annexe consists of a kitchen, double aspect sitting/dining room, bedroom and shower room.

On the first floor there are five bedrooms, a study, bathroom and shower room. Accessed through a cupboard in one of the bedrooms there is a store room, above the garage and workshop, which has scope to be incorporated into the accommodation subject to the necessary consents. A ladder leads from the store room to the workshop below.

Sitting within delightful mature gardens of approximately 1 acre, laid to lawn with a terrace, a variety of mature trees and various outbuildings. To the front of the property there is an in and out driveway and ample off road parking.

Harpers and Hurlingham

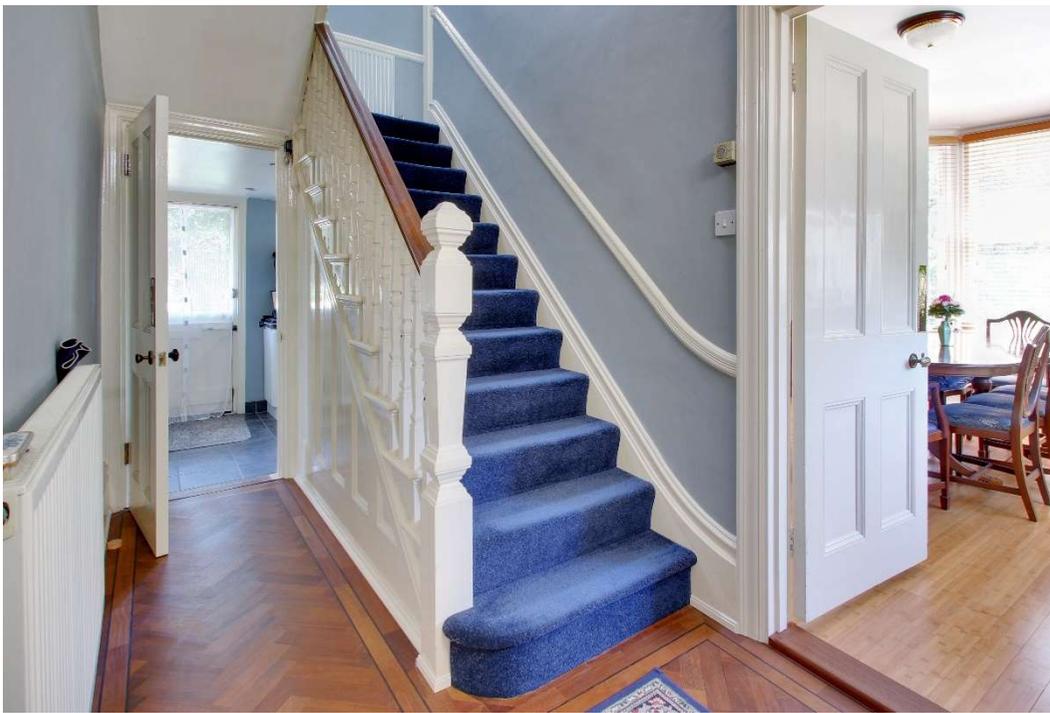
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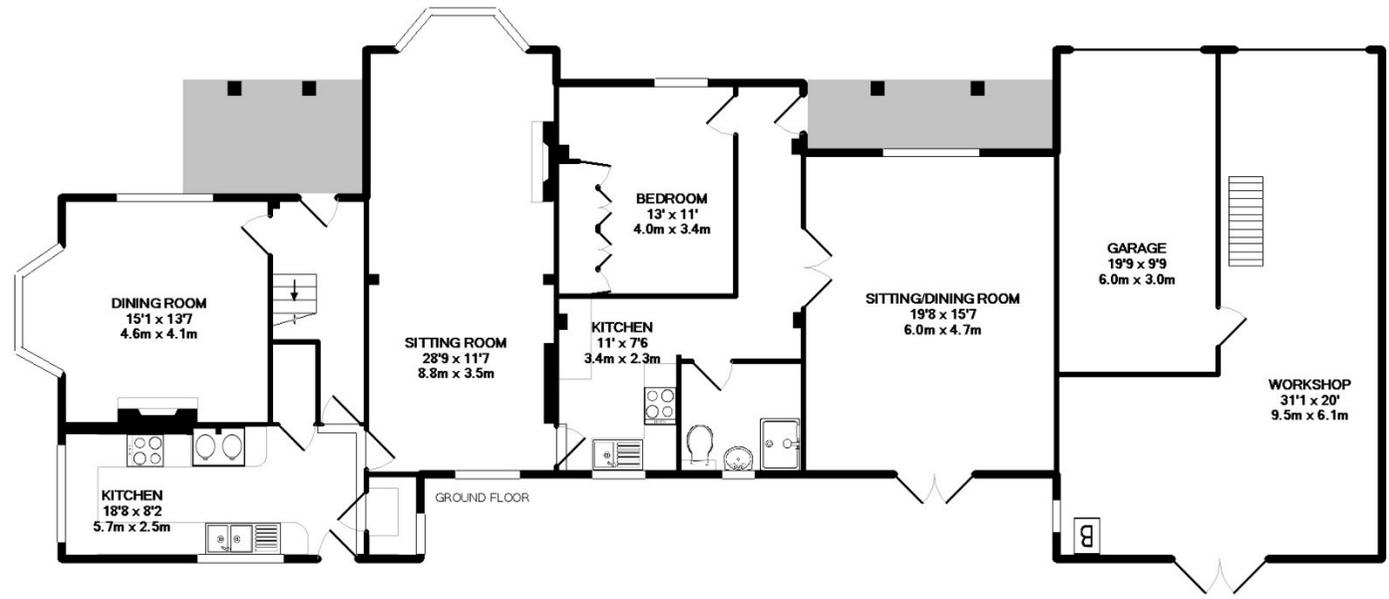


This house is located on the outskirts of the sought after village of Biddenden with its excellent variety of shops including general convenience store, a post office, restaurants and an old country inn with a separate restaurant.

The village also offers a 13th century church, various sporting clubs, playing fields and close by the renowned Chart Hills Golf Club.

There is a mainline station at Headcorn, some five minutes away, 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, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence.





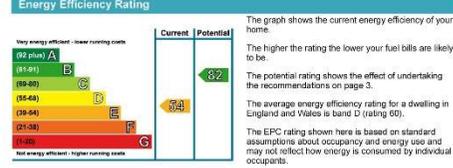
Energy Performance Certificate

Gate House, Headcorn Road, Bliddenden, ASHFORD, TN27 8JW
 Dwelling type: Detached house Reference number: 8105-6161-1029-3807-8783
 Date of assessment: 06 March 2018 Type of assessment: ROSAP, existing dwelling
 Date of certificate: 09 March 2018 Total floor area: 235 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures.

Estimated energy costs of dwelling for 3 years:		£ 4,809	
Over 3 years you could save		£ 1,464	
Estimated energy costs of this home			
Lighting	Current costs	Potential costs	Potential future savings
	£ 325 over 3 years	£ 327 over 3 years	
	£ 4,095 over 3 years	£ 2,790 over 3 years	You could save £ 1,464 over 3 years
	£ 309 over 3 years	£ 228 over 3 years	
Totals	£ 4,809	£ 3,345	

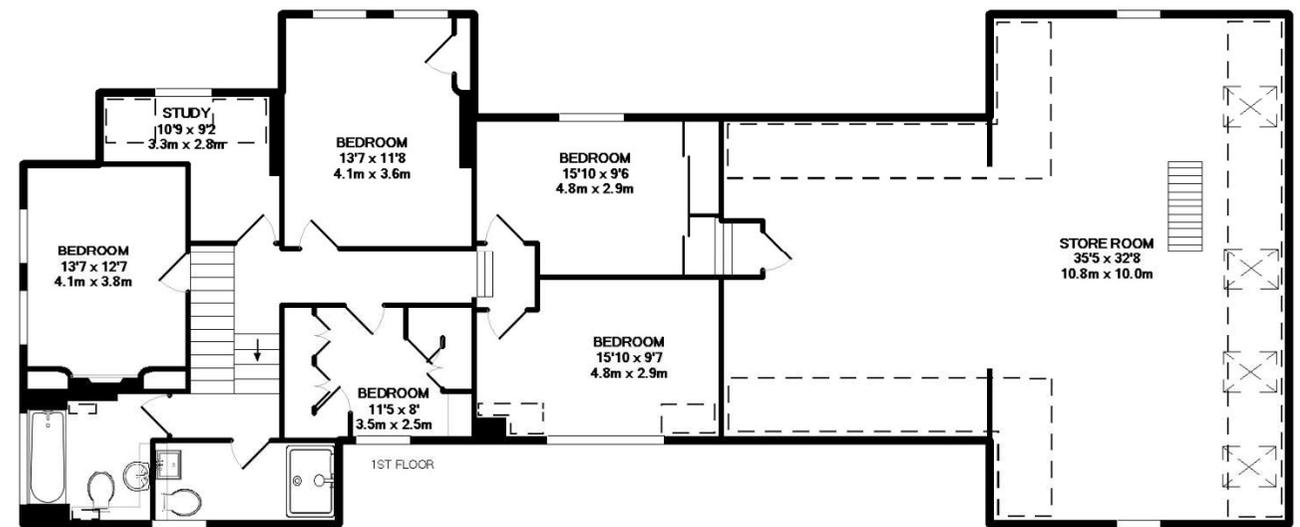
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 951
2 Floor insulation (solid floor)	£4,000 - £5,000	£ 180
3 Solar water heating	£4,000 - £5,000	£ 141

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rates). The Green Deal may enable you to make your home warmer and cheaper to run.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Garage, Workshop and Store Room) 2237.8SQ.FT. (207.9SQ.M)
 TOTAL APPROXIMATE FLOOR AREA GARAGE, WORKSHOP AND STORE ROOM 1439.5SQ.FT. (133.7SQ.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.
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SERVICES

Mains electricity and water. Oil fired central heating. Private drainage. Underfloor heating wherever there are ceramic tiles.

Ashford Borough Council - Council Tax Band F

Please note that the property has previously been completely underpinned under the supervision of the insurance company.

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

