BIDDENDEN KENT



WEEKS LANE, BIDDENDEN, KENT TN27 8JX

Spacious Unlisted Converted Barn in Need of Renovation

Entrance Hall * Sitting Room * Kitchen/Dining Room * Garden Room
Utility Room * Cloakroom

Master Bedroom with Ensuite * Three Further Bedrooms * Family Bathroom Extensive Attic Storage

Garden * Detached Double Garage * Off Road Parking

On the rural outskirts of Biddenden and in need of complete renovation, this unlisted converted barn comes with many features including curved stone steps leading to the front door, a galleried entrance hall taking in both upper floors, an inglenook fireplace, exposed beams and stunning flagstone flooring.

The accommodation currently consists of a galleried entrance hall with exposed beams, brickwork and flagstone flooring, a double aspect sitting room with fireplace, triple aspect kitchen/dining room, garden room, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a family bathroom. Stairs lead to the second floor where there is extensive attic storage which could be utilised further subject to the necessary regulations.

Outside, a drive leads to the detached double garage and adjoins an area of lawn which is bordered with mature hedging. The enclosed garden to the rear is laid to lawn bordered with close slat wooden fencing and mature hedging.

Harpers and Hurlingham

The Corner House Stone Street Kent TN17 3HE

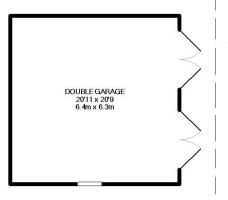
Tel: 01580 715400 enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com









TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding Garage) 1902SQ.FT. (176.7SQ.M) (measurements take into account the brick plinth)

(not to scale - for layout purposes only)

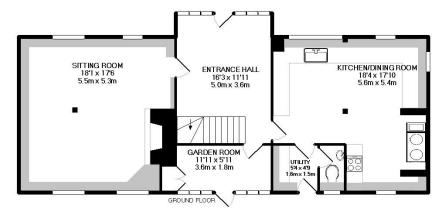
(please note that the fixtures and fittings are not necessarily included in the sale)

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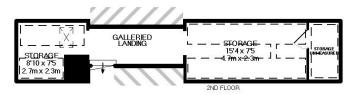
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omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

like TVs, computers and cooks	rs, and electricity generati	serious. This excudes energy use for running appliances od by microgeneration.
Energy Efficiency Ra	ting	
	Current Potential	The graph shows the current energy efficiency of yo home.
(92 plus) A	97	The higher the rating the lower your fuel bills are like to be.
(89-90) (E	- (PA)	The potential rating shows the effect of undertaking the recommendations on page 3.
(65-68)	300	The average energy efficiency rating for a dwelling in England and Wates is band D (rating 60).
(21-38)		The EPC rating shown here is based on standard

Recommended measures	Indicative cost	Typical saving over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 105
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 294
3 Solar water heating	£4,000 - £5,000	€ 138

To this out more arout the recommended researce and other actions you could take today to save money, wait www.gov.ullicrategy.grams.catulation or call 0300 123 1234 (standard national sate). The Green Deaf may enable you make your home warms and obspart to un.



SERVICES

Mains electricity and water. Private Drainage. LPG central heating.

Please note that the neighbouring property has right of way over the driveway.

Ashford Borough Council - Council Tax Band G

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



