



'Our Focus Determines Your Reality'



Benenden Road
Biddenden
Kent
TN27 8DJ



Sitting Room * Kitchen/Dining Room * Study * Utility Room
Cloakroom

Master Bedroom with Ensuite
Three Further Bedrooms * Family Bath and Shower Room

Delightful Garden * Garden Store * Off Road Parking



PICTURESQUE PERIOD COTTAGE

This picturesque, unlisted, period cottage is believed to have origins dating back to 1656 and although renovated, remodelled and extended, retains the character and features of a period property. The cottage is conveniently located on the outskirts of Biddenden but within a short distance of both Tenterden and Cranbrook.

Presented in immaculate order throughout, the stylish accommodation consists of a sitting room with log burning stove, a study, kitchen/dining room, utility room and cloakroom on the ground. On the first floor there is a master bedroom with ensuite bath and shower room, three further double bedrooms and a family bath and shower room.

The enclosed garden to the front is laid to lawn with mature flower and shrub beds. A gate opens from the off road parking into the back garden. The garden is laid to lawn bordered with mature hedging, a paved terrace, a further decked terrace and is interspersed with mature shrubs. A secluded area is currently set aside for garden storage.



BIDDENDEN

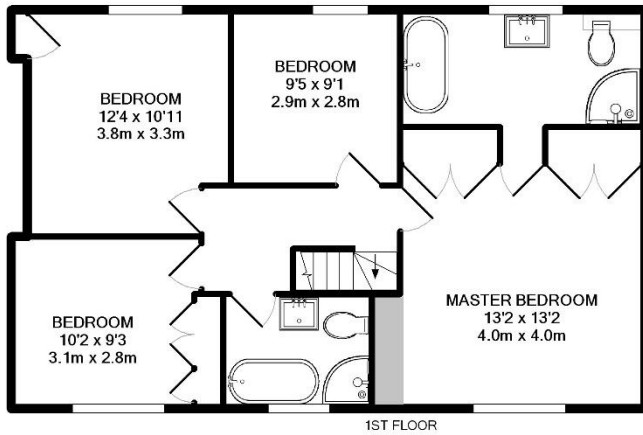
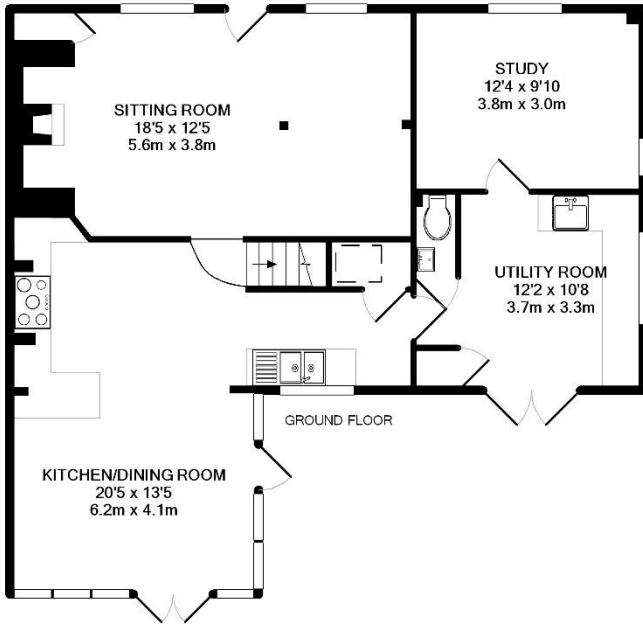
Located on the rural outskirts of the village of Biddenden, the amenities include the pub, post office, the village shop, a cafe, a Michelin-starred restaurant, tennis and squash clubs, a children's playground and village primary school. More extensive shopping is available in the nearby picturesque 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 INTERNAL USABLE FLOOR AREA 1498.35SQ.FT. (139.25Q.M)
 (not to scale - for layout purposes only)
 (no guarantee is given to the square footage of the property, the figure given 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 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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Energy Performance Certificate HM Government

1 Little Mannerings, Biddenden, ASHFORD, TN27 8DJ

Dwelling type: Semi-detached house Reference number: 8403 9016 2329 1127 1513
 Date of assessment: 25 July 2019 Type of assessment: H0241 - existing dwelling
 Date of certificate: 25 July 2019 Total floor area: 155 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:	£ 3,438
Over 3 years you could save:	£ 720

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 348 over 3 years	
Heating	£ 2,560 over 3 years	£ 2,306 over 3 years	You could save £ 720 over 3 years
Hot Water	£ 504 over 3 years	£ 384 over 3 years	
Totals	£ 3,412	£ 2,798	

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 coolers, and electricity generated by micro-generation.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rated 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Draught proofing	£0 - £120	£ 24
2 Replace boiler with new condensing boiler	£2,200 - £2,000	£ 251
3 Solar water heating	£4,000 - £6,000	£ 153

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.e-nrg.org.uk or call freephone 0800 444222. The Green Deal may enable you to finance your home warmer and cheaply to run.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Ashford Borough Council - Council Tax Band E

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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