



'Our Focus Determines Your Reality'





Sissinghurst Road  
Biddenden  
Kent  
TN27 8EH



Entrance Hall \* Sitting Room \* Dining Room \* Study \* Conservatory  
Reception Hall \* Kitchen/Breakfast Room  
Utility Room \* Cloakroom

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Principal Bedroom with Ensuite  
Four Further Double Bedrooms, One Ensuite  
Family Bath/Showeroom

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Garden approximately 0.6 Acres \* Double Garage \* Detached Barn



## CHARMING GRADE II LISTED FARMHOUSE

This detached Grade II Listed property with origins dating back to the early 1800's has been extended to create a comfortable family home. The house is presented in immaculate order and offers generously proportioned light filled rooms, sash windows and fireplaces.

The accommodation consists of an entrance hall, a reception hall which opens into a double aspect sitting room with fireplace and gas fired stove, dining room with inglenook fireplace and log burning stove, study and conservatory; the kitchen/breakfast room leads through to a larder and a door to the garden, a utility room and cloakroom all on the ground floor.

On the first floor, there is a principal bedroom with ensuite shower room, four further double bedrooms, one with an ensuite shower room, and a family bath/shower room.

Outside there is ample parking and a double garage. Sitting in approximately 0.6 acres; there is an enclosed garden with two paved terraces, well-stocked flower and shrub borders, mature hedging, a lawned area and a Summerhouse. Outside the picket fence, there is a further area of lawn interspersed with trees, a raised vegetable bed and at the end of the garden, a barn, currently used as a leisure space, which, subject to planning could be used to create an annex or holiday cottage.





## BIDDENDEN

The amenities include the pub, post office, the village shop, a cafe, a restaurant, a children's playground, village primary school, tennis and squash clubs, bowls club, football club and Chart Hills golf club. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden and Cranbrook. The village also boasts a 13th century church.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are several 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 are 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.

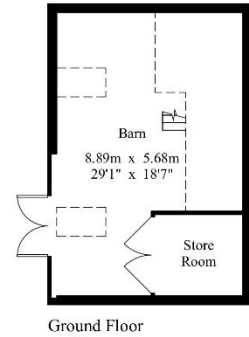
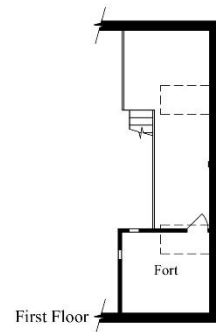
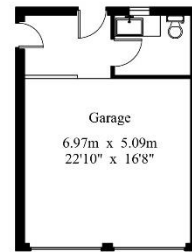
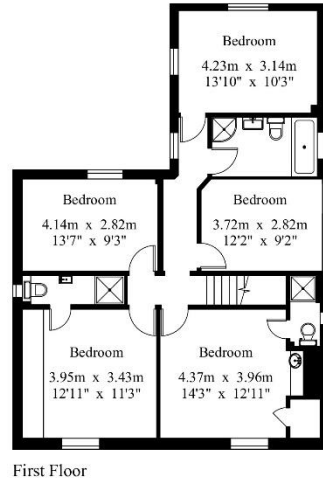
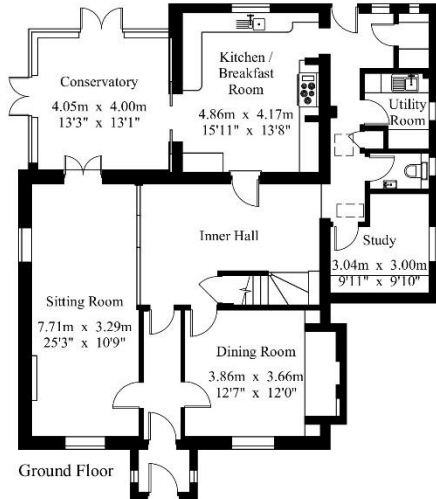






## New House Farm

House - Gross Internal Area : 237.1 sq.m (2,552 sq.ft.)  
Garage - Gross Internal Area : 36.2 sq.m (389 sq.ft.)  
Barn - Gross Internal Area : 69.1 sq.m (743 sq.ft.)



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## SERVICES

All mains utilities connected. Gas fired central heating. Electric underfloor heating.

Ashford Borough Council - Council Tax Band G

EPC Rating: n/a

Covenant expiring in Oct. 2024, 30% difference in value if planning permission granted at the end of the garden/barn.

Telegraph pole at front of land, 15-year wayleave agreement from Oct. 2022.

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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