



‘Our Focus Determines Your Reality’



Hareplain Road
Biddenden
Kent
TN27 8LL



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

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom

Enclosed Garden * Double Garage with Studio/Home Office



ATTRACTIVE DETACHED FAMILY HOME IN RURAL POSITION

Built in the early 1990s this attractive detached family home occupies a rural position with views over the countryside. The light filled property provides well-proportioned rooms complemented by an enclosed garden and detached double garage with studio/home office above.

The accommodation consists of an entrance hall leading to a double aspect sitting room with doors to the terrace, dining room, double aspect kitchen/breakfast room with door to the garden, a utility room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built in storage and ensuite shower room, three double bedroom and a family bathroom.

A gate opens onto the drive which leads to the detached double garage with studio/home office above. There is a gate in the hedge which opens onto a path leading across the lawn to the front door, a pond and mature trees. To the rear there is a paved terrace, a lawn bordered with mature hedgerow, flower and shrub beds and mature trees.

The property is conveniently located on the outskirts of Biddenden with easy access to the renowned Cranbrook School and mainline stations at Headcorn or Staplehurst.



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.

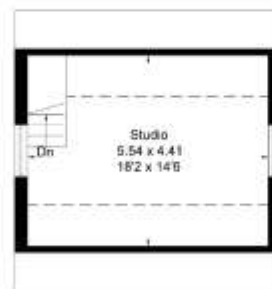
There is a mainline stations at both Headcorn and Staplehurst with train services to London Bridge, Charing Cross and Cannon Street (65 mins). Junction 8 of the M20 motorway offers road links to the south coast and the M25.



Approximate Area = 140.7 sq m / 1514 sq ft
 Outbuilding = 56.9 sq m / 612 sq ft
 Total = 197.6 sq m / 2126 sq ft
 Including Limited Use Area (10.5 sq m / 113 sq ft)



First Floor



Outbuilding - First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)
 Outbuilding - Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 297166



SERVICES

Mains electricity and water.

EPC Rating: E - full details available on request

Ashford Borough Council - Council Tax Band F

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



WEALDEN HOUSE, TN27 8LL

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com