



'Our Focus Determines Your Reality'



Biddenden
Kent
TN27 8BA



Sitting Room * Family Room * Dining Room
Kitchen * Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom

Garden Approximately 0.5 Acres * Two Stables with Scope
Double Garage * Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

This attractive family home is believed to date from the 1920s'. In addition to providing well-proportioned, light filled rooms, the property sits within enclosed grounds of approximately 0.5 acres and benefits from a detached double garage and two stables which offer potential, subject to the necessary planning.

The accommodation consists of an entrance hall leading to a sitting room with fireplace and log burning stove, a dining room with fireplace which opens into a family room with doors to the garden, a breakfast room and a kitchen with larder, a utility room and a cloakroom on the ground floor. On the first floor there is a principal bedroom with ensuite shower room, a double bedroom, a further two bedrooms and a family bathroom.

A brick driveway leads to the detached double garage and provides additional off road parking. The garden to the front is laid to lawn with mature hedging. To the rear the garden is again laid predominantly to lawn bordered with mature hedging and trees. There is also a paved terrace and vegetable garden.

Occupying a convenient location in the much sought after village of Biddenden, the property is a short drive from the mainline station at Headcorn.



BIDDENDEN

The amenities include the pub, post office, the village shop, a cafe, a 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 and Cranbrook. The village also boasts a 13th century church.

SCHOOLS AND CONNECTIONS

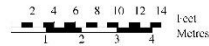
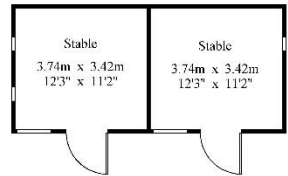
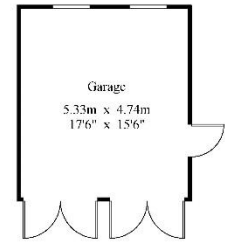
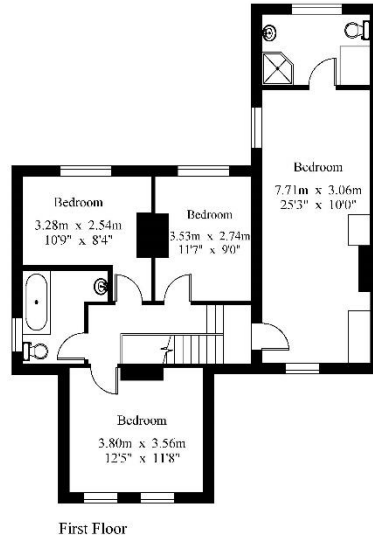
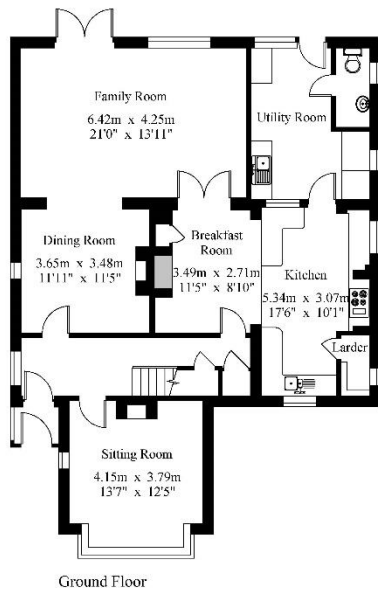
In addition to Cranbrook School, there are a number of excellent schools in the area which include John Mayne Primary School, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence together with a variety of state schools.

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.



35 North Street

House - Gross Internal Area : 196.4 sq.m (2114 sq.ft.)
Garage - Gross Internal Area : 25.4 sq.m (273 sq.ft.)
Stables - Gross Internal Area : 25.9 sq.m (278 sq.ft.)



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SERVICES

All main utilities connected. Gas fired central heating.

EPC Rating: D – full details available on request

Please note that there is a covenant and right of use in place for this property.

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.



35 NORTH STREET, TN27 8BA

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