



'Our Focus Determines Your Reality'



CHESTNUTS
Tenterden Road
Biddenden
Kent
TN27 8BH



Guide Price £1,200,000

Entrance Lobby * Sitting Room * Kitchen/Dining/Family Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite
Four Further Double Bedrooms, Two Ensuite * Study/Sixth Bedroom
Dressing/Storeroom * Family Bath/Shower Room * Shower Room

Enclosed Garden approx. 0.6 Acres * Garage/Cart Lodge
Off Road Parking



DETACHED BARN STYLE FAMILY HOME

This stunning, detached, barn style home was built in 2014 on the outskirts of Biddenden within the Cranbrook School Catchment Area and offers immaculately presented, versatile, family accommodation consisting of a triple aspect sitting room with exposed brick fireplace together with log burning stove, a substantial, double aspect kitchen/dining/family room with vaulted ceiling and doors opening onto a paved terrace, utility room and cloakroom providing the day to day living space on the ground floor.

Also situated on the ground floor, there is a double aspect principal bedroom with ensuite bath/shower room, walk-in wardrobe and doors to the terrace, three additional double bedrooms, one with an ensuite shower room and a family bath/shower room.

Two staircases lead to the first floor, one to what is currently used as a music room but a substantial bedroom with ensuite shower room and built-in storage; the second staircase leads to a suite of rooms currently used as a study with a storeroom and a shower room, so again could be utilised as a sixth bedroom suite.

Outside, electric wooden gates open onto a gravel drive which provides ample off-road parking and leads to the garage and cart lodge. Five bar gates open into the garden which is laid to lawn bordered with mature hedgerow, trees and well-stocked shrub and flower beds; there is also a natural pond and a paved terrace which is ideal for outside entertaining.



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.

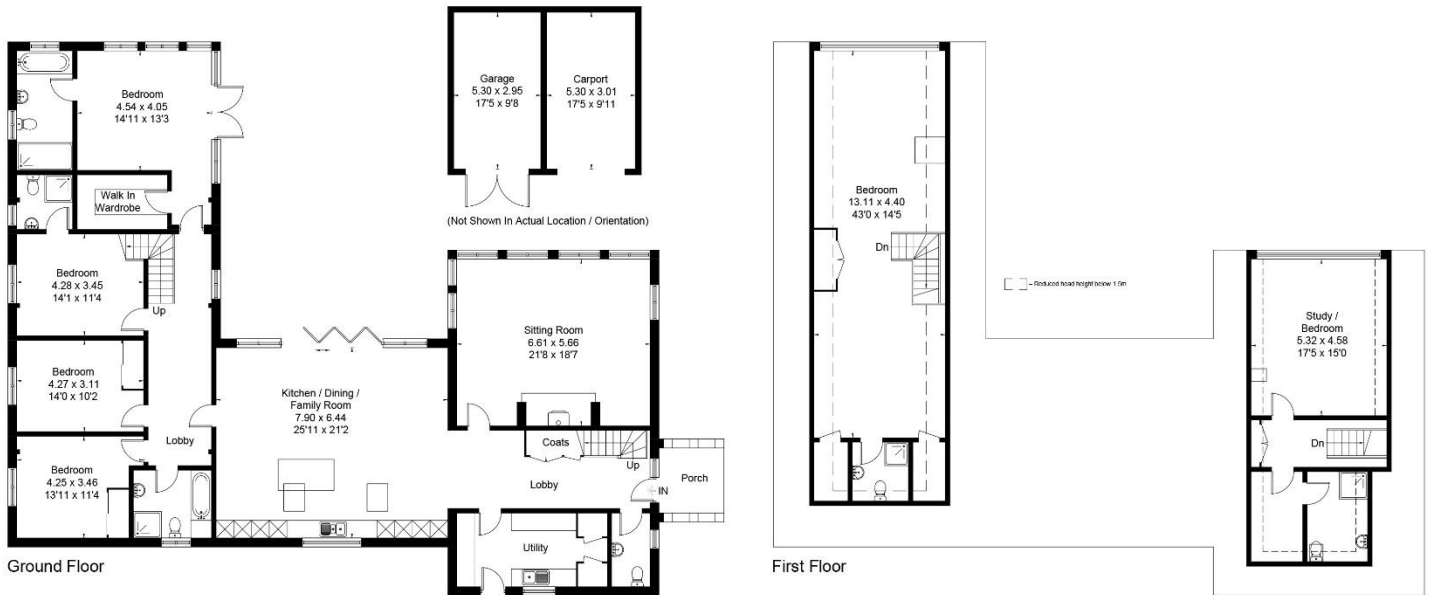
SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are 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 is a mainline station at Headcorn, approximately 5 miles, 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 = 348.8 sq m / 3754 sq ft
Garage = 15.6 sq m / 168 sq ft
Total = 364.4 sq m / 3922 sq ft
Including Limited Use Area (27.9 sq m / 300 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 304404



SERVICES

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

EPC Rating: B – 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.

DIRECTIONS

With our Office in Cranbrook on the right, continue down Stone Street to the Wilsley Pound roundabout, take the third exit to Sissinghurst. Continue along this road, through Sissinghurst into Biddenden. In Biddenden take the right-hand fork and turn right onto Tenterden Road, continue in the direction of Tenterden, after a tight left hand turn Chestnuts is the third drive on the right.



CHESTNUTS, TN27 8BH

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