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HIGH STREET
Biddenden
Kent
TN27 8AH



Sitting Room * Dining Room * Study * Kitchen * Cloakroom

Principal Bedroom with Ensuite
Three Further Double Bedrooms * Studio/Fifth Bedroom
Family Bathroom

Enclosed Partially Walled Garden * Double Garage * Workshop



CHARMING GRADE II LISTED COTTAGE

Once the village Post Office, and believed to have been built-in the 1700s, this charming Grade II Listed cottage occupies a prominent position in the delightful village of Biddenden.

This character cottage exhibits period features throughout from exposed beams to brick fireplaces whilst providing the comfort of modern living. The accommodation spans three floors and consists of a sitting room with bay window and fireplace with log burning stove, a dining room with bar and fireplace with log burning stove, a study with bay window, a kitchen with door to the garden and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with steps leading to a dressing area and an ensuite bathroom, two double bedrooms and a family bathroom. Stairs lead to the second floor where there is a further double bedroom and a studio which could also be a bedroom.

To the rear of the property the attractive low maintenance garden is enclosed, partially walled and laid to York stone chip. A path leads from the back door across the garden to a paved terrace. Within the garden there is a store, log store and workshop. The cottage also benefits from a double garage.



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.

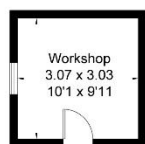
SCHOOLS AND CONNECTIONS

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.

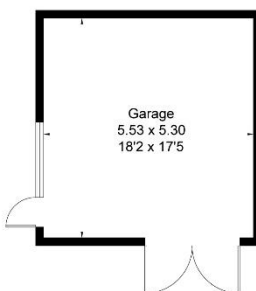
There are mainline stations at both Headcorn and Staplehurst with train services to London Bridge, Charing Cross and Cannon Street (65 mins). Junction 8 of the M20 motorway offers road links to the south coast and the M25.



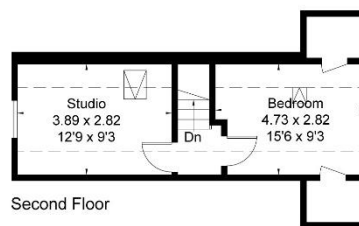
Approximate Area = 188.6 sq m / 2030 sq ft
Outbuilding = 38.7 sq m / 417 sq ft
Total = 227.3 sq m / 2447 sq ft
Including Limited Use Area (16.8 sq m / 181 sq ft)



(Not Shown In Actual Location / Orientation)

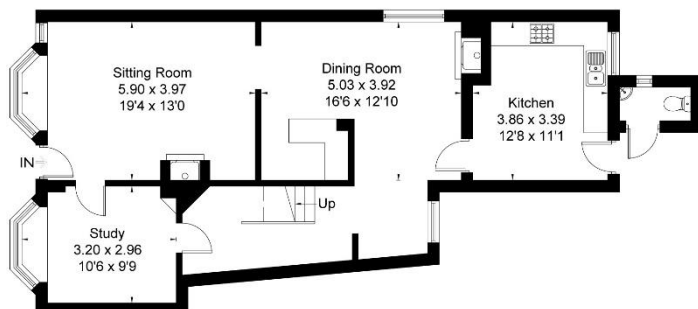


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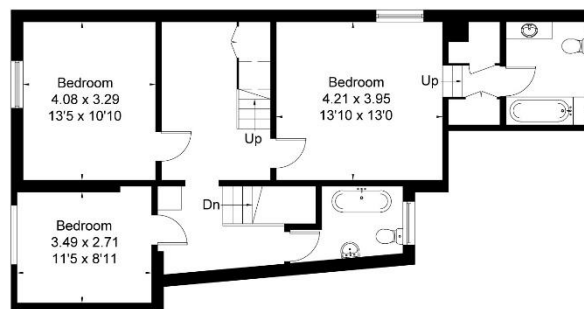


Second Floor

☐ = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 307710



SERVICES

All Mains services connected. Gas fired central heating.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band C

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



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