

Biddenden

KENT



Fosten Lane Biddenden Kent TN27 8DY

Delightful Grade II Listed detached farmhouse combining period features with modern convenience. Exposed beams and floorboards and an Inglenook fireplace provide the period whilst a state of the art sound system, fitted kitchen and converted cellar create a modern contemporary atmosphere.

Electric gates open onto the driveway, parking area and double garage with storage. The manicured gardens wrap around the property with a adjoining stone and decked terrace. The gardens are peppered with mature trees and shrub beds opening into a paddock area.

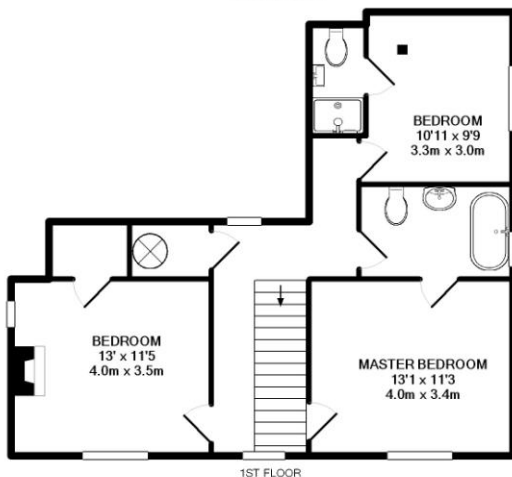
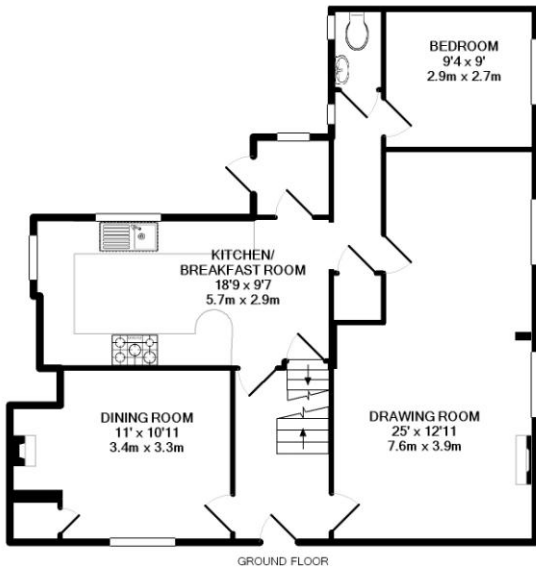
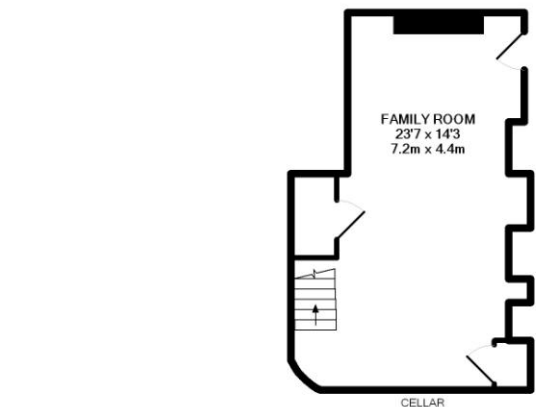
- Detached Grade II Listed Farmhouse
- Double Aspect Drawing Room
- Dining Room with Inglenook
- Cellar providing a Family Room
- Fitted Kitchen/Breakfast Room
- Cloakroom and Boot Room
- Master Bedroom with Ensuite
- Guest Double Bedroom with Ensuite
- Two Further Double Bedrooms
- Grounds of Approx. 2 Acres
- Double Garage with Storage
- Cranbrook School Catchment Area











TOTAL APPROX. INTERNAL FLOOR AREA 1802SQ.FT. (167.45SQ.M)

(not to scale - for layout purposes only)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(10-45) A			(10-45) A
(46-65) B			(46-65) B
(66-85) C			(66-85) C
(86-105) D			(86-105) D
(106-125) E		56	(106-125) E
(126-145) F		61	(126-145) F
(146-175) G			(146-175) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
			(176-200) G
			44 → 49
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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