

BIDDENDEN KENT





OFF CRANBROOK ROAD, BIDDENDEN
KENT TN27 8DR

Stunning Unlisted Double Kiln Oast

Entrance Hall * Drawing Room * Study * Dining Room
Kitchen/Breakfast Room * Utility Room * Cloakroom
Two Double Bedrooms, both Ensuite

Master Bedroom with Suite * Three Further Double Bedrooms, Two Ensuite
Family Bath and Shower Room

Gardens and Grounds approx. 1.7 Acres * Off Road Parking

Cranbrook School Catchment Area

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com





Set in delightful gardens and grounds of approximately 1.7 acres, this striking double kiln oast house enjoys a rural situation with views over the surrounding countryside on the outskirts of the village of Biddenden.

Believed to date from the middle of the 18th century, the accommodation consists of a reception hall, a kitchen/breakfast room leading to a utility room and pantry, a double aspect drawing room with fireplace, a dining room, study and cloakroom on the ground floor. There are also two double bedrooms each with ensuite facilities, both of which have access from the outside.

On the first floor there is a master bedroom suite with dressing room, ensuite shower room and vaulted bedroom, three further bedrooms, two ensuite and a family bath and shower room.

To the front of the oast there is off road parking for several cars. The gardens and grounds of approximately 1.7 acres are to the rear of the oast and are laid to lawn interspersed with a variety of well stocked flower and shrub beds and mature trees. Also within the grounds there is a market garden, a pond and several areas of terracing.

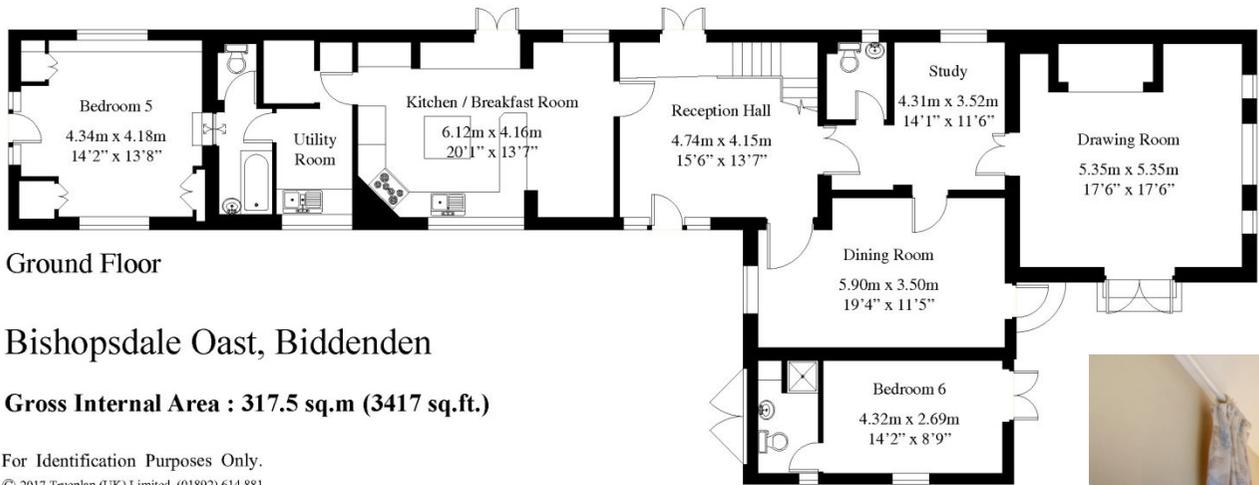
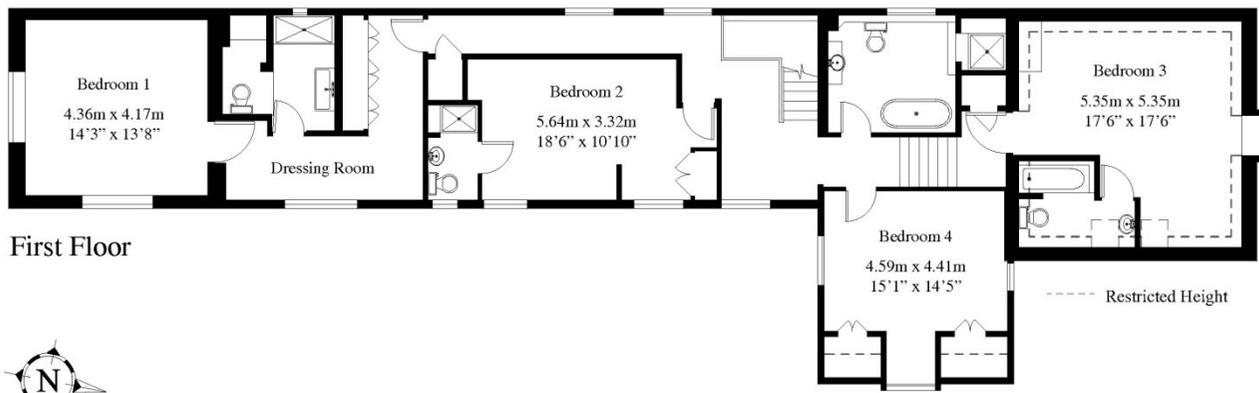
This delightful property benefits from being located within the much sought after Cranbrook School Catchment Area.



Located on the rural outskirts of the village of 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. The Oast is also a short drive from Benenden and Tenterden where there are additional amenities including two supermarkets.

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 station at Headcorn 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.



Bishopsdale Oast, Biddenden

Gross Internal Area : 317.5 sq.m (3417 sq.ft.)

For Identification Purposes Only.

© 2017 Trueplan (UK) Limited (01892) 614 881

Mains electricity and water. Oil fired central heating. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band G

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

Energy Performance Certificate



Bishopsdale Oast, Biddenden, ASHFORD, TN27 8DR

Dwelling type: Detached house
 Date of assessment: 08 August 2012
 Date of certificate: 08 August 2012
 Reference number: 8632-7728-0280-6018-9902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 311 m²

Use this document to:

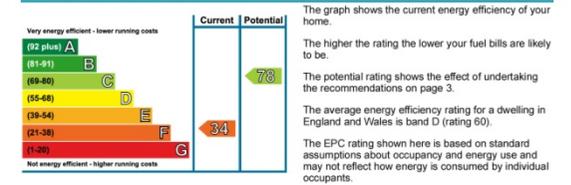
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 12,567
Over 3 years you could save	£ 7,770

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 537 over 3 years	£ 303 over 3 years	You could save £ 7,770 over 3 years
Heating	£ 11,382 over 3 years	£ 4,008 over 3 years	
Hot Water	£ 648 over 3 years	£ 486 over 3 years	
Totals	£ 12,567	£ 4,797	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



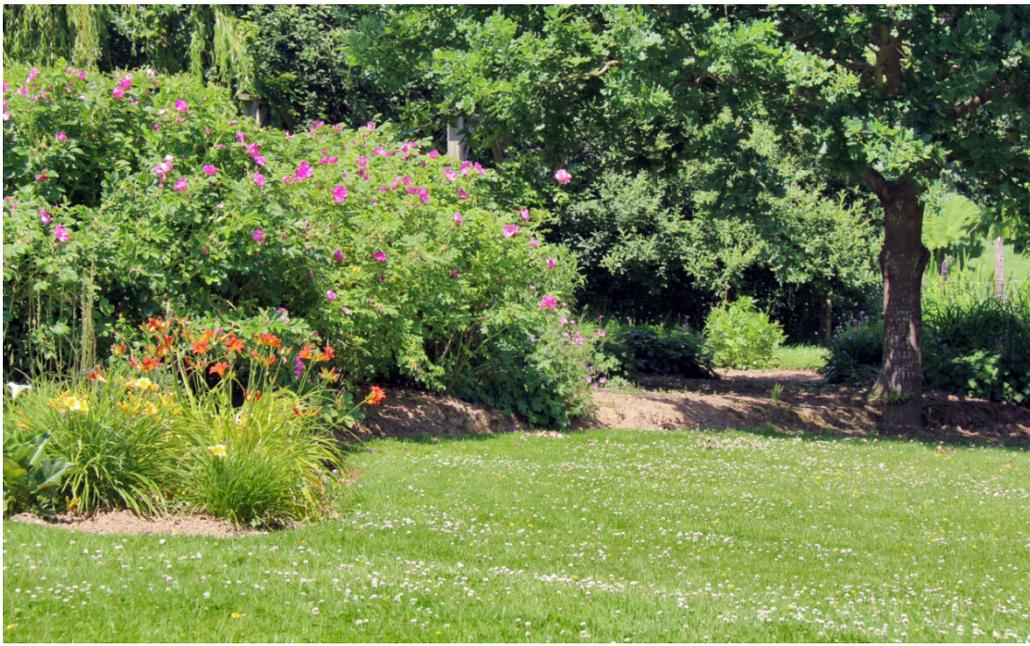
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 4,905	✓
2 Floor Insulation	£800 - £1,200	£ 801	✓
3 Low energy lighting for all fixed outlets	£120	£ 168	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.







H&H
HARPERS AND HURLINGHAM