

ST MICHAELS KENT





BIDDENDEN ROAD, TENTERDEN
KENT TN30 6TD

Converted Edwardian Coach House

Reception Room * Drawing Room * Sitting Room
Family Room * Study * Kitchen/Breakfast Room
Two Bathrooms * Utility Room * Breakfast Room * Boiler Room

Master Bedroom with Ensuite Shower Room
Two Double Bedrooms * Two Interconnecting Double Bedrooms

Delightful Garden * Potting Shed * Barbecue
Car Barn * Computer Workshop * Garden Barn * Tractor Barn
Leisure Barn * Piggery * Paddock
Approx. 5 Acres in Total

Harpers and Hurlingham

The Corner House

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Built in 1907 as a coach house and stables to the 'big house' on the outskirts of the village of Biddenden, this striking property was converted in 1958 and then extensively extended in 2004 to a very high standard using new and original or reclaimed materials such as Pluckley bricks.

The accommodation consists of a reception room leading to the triple aspect sitting room with vaulted ceiling and feature fireplace ready for a log burning stove, study with bay window and fireplace, double aspect kitchen/breakfast room with a Rayburn Royal and doors to the terrace, a double aspect drawing room with fireplace and doors to a veranda, a breakfast room, family room, utility room, two family bathrooms and a boiler room on the ground floor.

Above the breakfast room, utility room, family room and one bathroom there are two interconnecting double bedrooms, ideal as an annexe. Above the kitchen/breakfast room and study there is a master bedroom with ensuite bath and shower room and two further bedrooms. The house has planning permission for an additional master bedroom with ensuite bathroom, another bedroom and bathroom, all on the first floor.

There are a variety of expansive outbuildings, one with planning permission to build two holiday cottages and the others currently offering workshop, leisure and storage facilities. The property is approached through wrought iron gates along a gravel drive which leads to the house and on to the outbuildings. The delightful gardens include a potting shed and brick barbecue. There is a paddock, a pond and two poly tunnels with the garden and grounds totalling approximately 5 acres.

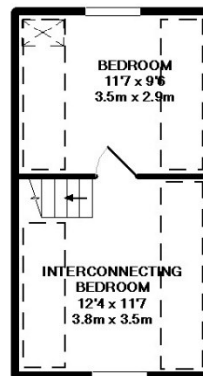
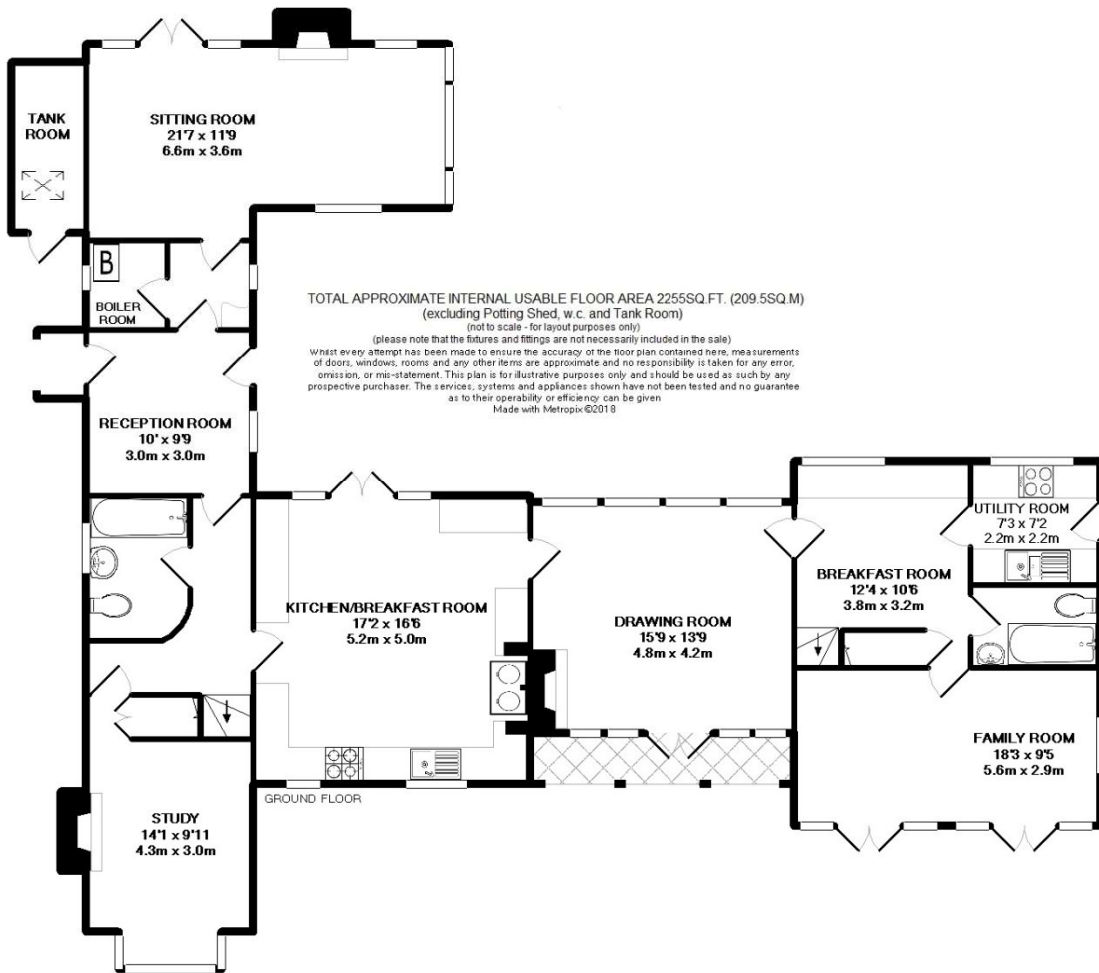


Located on the rural outskirts of the village of Biddenden, the amenities include the pub, post office, the village shop, a cafe, a Michelin-starred restaurant, tennis and squash clubs, a children's playground and village primary school.

The village also has a 13th century church and, close by, the renowned Chart Hills Golf Club.

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.



SERVICES

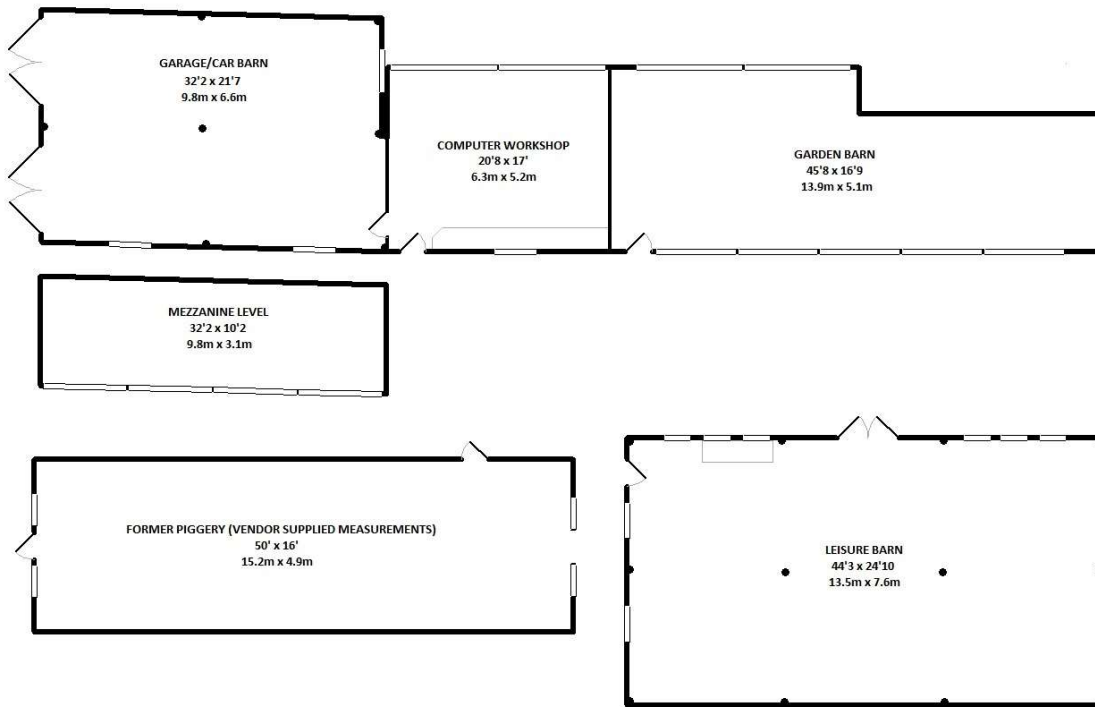
Mains electricity and water. Oil fired central heating. LPG for cooking. Private drainage.

Ashford Borough Council - Council Tax Band - House E
- Annexe A

Planning reference: 16/00244/AS for two storey extension
16/01653/AS to demolish piggery
and replace with two, two bedroom,
self-contained Oak framed Holiday
cottages

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





Garage/Car Barn 32'2 x 21'7, (9.8m x 6.6m)
 Mezzanine Level 32'2 x 10'2, (9.8m x 3.1m)
 Computer Workshop 20'8 x 17', (6.3m x 5.2m)
 Garden Barn 45'8 x 16'9, (13.9m x 5.1m)
 Former Piggery 50' x 16', (15.2m x 4.9m)
 Leisure Barn 44'3 x 24'10, (13.5m x 7.6m)
 Tractor Barn 52'2 x 24'1, (15.9m x 7.3m)

Energy Performance Certificate

Summer Farm, Biddenden Road, St. Michaels, TENTERDEN, TN30 6TD
 Dwelling type: Detached house Reference number: 8744-7724-2140-9230-8972
 Date of assessment: 30 April 2014 Type of assessment: HUSAP: existing dwelling
 Date of certificate: 30 April 2014 Total floor area: 238 m²

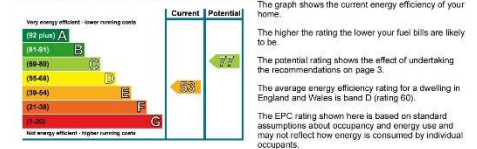
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,019
Over 3 years you could save	£ 3,096

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 496 over 3 years	£ 282 over 3 years	You could save £ 3,096 over 3 years
Heating	£ 6,840 over 3 years	£ 4,245 over 3 years	
Hot Water	£ 681 over 3 years	£ 396 over 3 years	
Totals	£ 8,019	£ 4,923	

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 measure	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,215
2 Floor insulation	£800 - £1,200	£ 387
3 Low energy lighting for all fixed outlets	£75	£ 156

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 save 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.



