



'Our Focus Determines Your Reality'



The Nightingales
Sissinghurst Road
Biddenden
Kent
TN27 8HN



Entrance Hall * Drawing Room * Sitting Room/Bedroom * Dining Room
Study * Conservatory * Kitchen/Breakfast Room * Utility Room
Shower Room * Cloakroom

Principal Bedroom with Ensuite and Roof Terrace
Three Further Double Bedrooms, All Ensuite

Delightful Mature Garden, Approximately 1.3 Acres
Ample Off Road Parking * Double Garage



ATTRACTIVE SUBSTANTIAL FAMILY HOME

One of an exclusive development, this substantial family home occupies a tucked away location on a sought after private road within the Cranbrook School Catchment Area.

Amounting to 4,000 sq.ft., the accommodation offers a flexible layout, in its current configuration it consists of an entrance hall, a triple aspect drawing room leading to conservatory which in turn opens into the kitchen/breakfast room with underfloor heating, a dining room, utility room, cloakroom and a sitting/family room with an ensuite shower room which would afford the opportunity of a ground floor, ensuite bedroom or as previously an annexe with a sitting room. On the first floor there is a principal bedroom with ensuite shower room and a door leading to a roof terrace, there are three further double bedrooms all with ensuite bathrooms.

Amounting to approximately 1.3 acres in total, there is an in and out drive enclosing a stunning formal garden and leading to the front door and the double garage. The garden to the rear is laid predominantly to lawn interspersed with mature trees, a terrace and well-stocked borders.

The property is conveniently located on the outskirts of Biddenden with easy access to the renowned Cranbrook School and mainline stations at Headcorn or Staplehurst.



BIDDENDEN

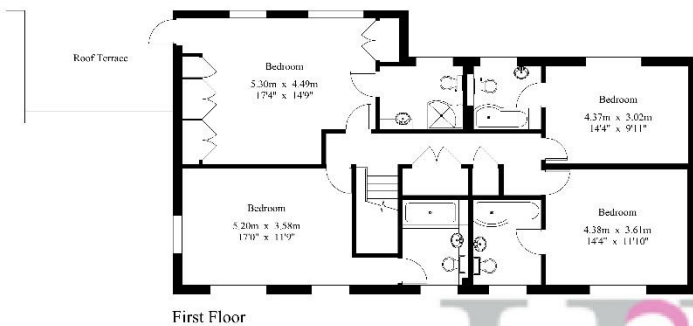
The village of Biddenden, offers amenities including a pub, post office, village shop, a cafe, a Michelin-starred restaurant, tennis and squash clubs, a children's playground and village primary school. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden. The village also boasts a 13th century church.

SCHOOLS AND CONNECTIONS

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. More details can be obtained by visiting the website www.kent.gov.uk.

There is a 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.

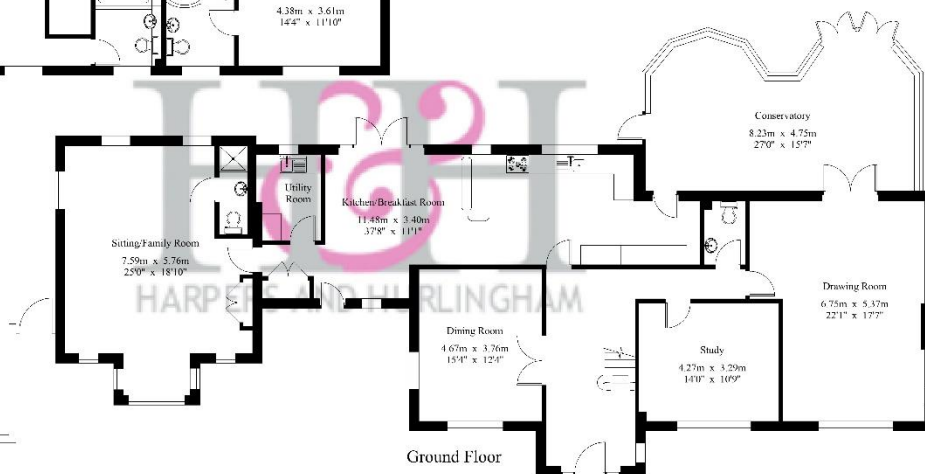




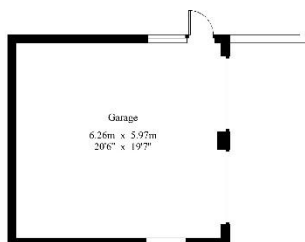
First Floor

Causton House, 6 The Nightingales

Gross Internal Area : 371.8 sq.m (4,002 sq.ft.)
(Including Garage)



Ground Floor



For Identification Purposes Only.
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SERVICES

Mains electricity and water. LPG central heating. Shared sewage plant, end of private lane.

Management Company managed by residents. There are covenants on this property.

EPC Rating: E – full details available on request.

Ashford 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.

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