



'Our Focus Determines Your Reality'



High Street
Biddenden
Kent
TN27 8AL



Sitting Room * Dining Room * First Floor Living Room
Study * Kitchen/Breakfast Room * Cloakroom

Second Floor Principal Bedroom with Ensuite
Two Further Bedrooms * Family Bathroom

Enclosed Garden with Terrace * Garaging



STUNNING GRADE 1 LISTED ATTACHED COTTAGE

Full of character from red brick floors to exposed beams and an inglenook fireplace, this stunning Grade I Listed cottage is believed to date back to the 16th century with origins as part of a weavers' factory and occupies a prominent position in the village of Biddenden.

The accommodation consists of a sitting room with inglenook fireplace, a dining room with red brick floor, a kitchen/breakfast room, a study and a cloakroom on the ground floor. On the first floor there is a living room with log burning stove, two double bedrooms and a family bathroom. The principal bedroom with ensuite shower room is situated on the second floor.

Outside a brick terrace adjoins the lawn which is bordered with mature hedging and flower beds. To the rear of the garden there is a garden store. Gates in the fence lead through to the off road parking and triple garage.

The cottage is conveniently located a short drive from Cranbrook and the renowned Cranbrook School and also from Headcorn with a mainline station into London.



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. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden. The village also boasts a 13th century church.

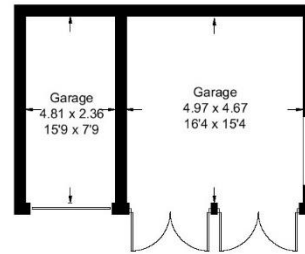
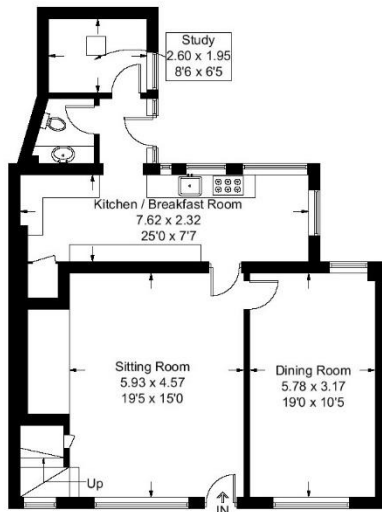
SCHOOLS AND CONNECTIONS

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.

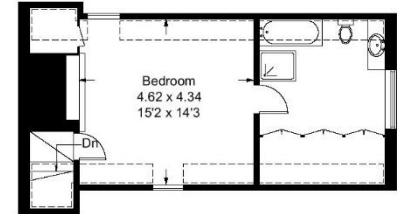
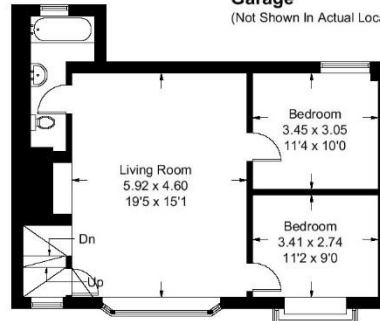
There is a mainline stations at both Headcorn and Staplehurst with train services to London Bridge, Charing Cross and Cannon Street (65 mins). Junction 8 of the M20 motorway offers road links to the south coast and the M25.



Approximate Gross Internal Area = 186.2 sq m / 2004 sq ft
Garage = 36.4 sq m / 392 sq ft
Total = 222.6 sq m / 2396 sq ft



Garage
(Not Shown In Actual Location / Orientation)



Ground Floor = Reduced headroom below 1.5m / 5'0

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID180169)



SERVICES

Mains electricity, gas, water and drainage.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band E

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