



'Our Focus Determines Your Reality'



Tenterden Road
Biddenden
Kent
TN27 8BB



Sitting Room * Dining Room * Kitchen * Utility Room

Principal Bedroom * Further Bedroom * Family Bathroom

Attractive Garden * Off Road Parking



STRIKING GRADE II LISTED COTTAGE

Believed to date from 1900, this striking Grade II Listed cottage is presented in immaculate order throughout. The cottage is full of character from exposed floor boards to a wrought iron fireplace and an original roll top bath and w.c. Situated in the sought after village of Biddenden, the cottage benefits from a good size, attractive garden.

The accommodation consists of a sitting room with open fireplace, dining room with Aga and door to the garden, fitted kitchen and utility room on the ground floor.

A principal bedroom with fireplace, a further bedroom and a family bathroom are all located on the first floor.

Subject to the necessary planning permissions, the cottage would lend itself to an extension.

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.



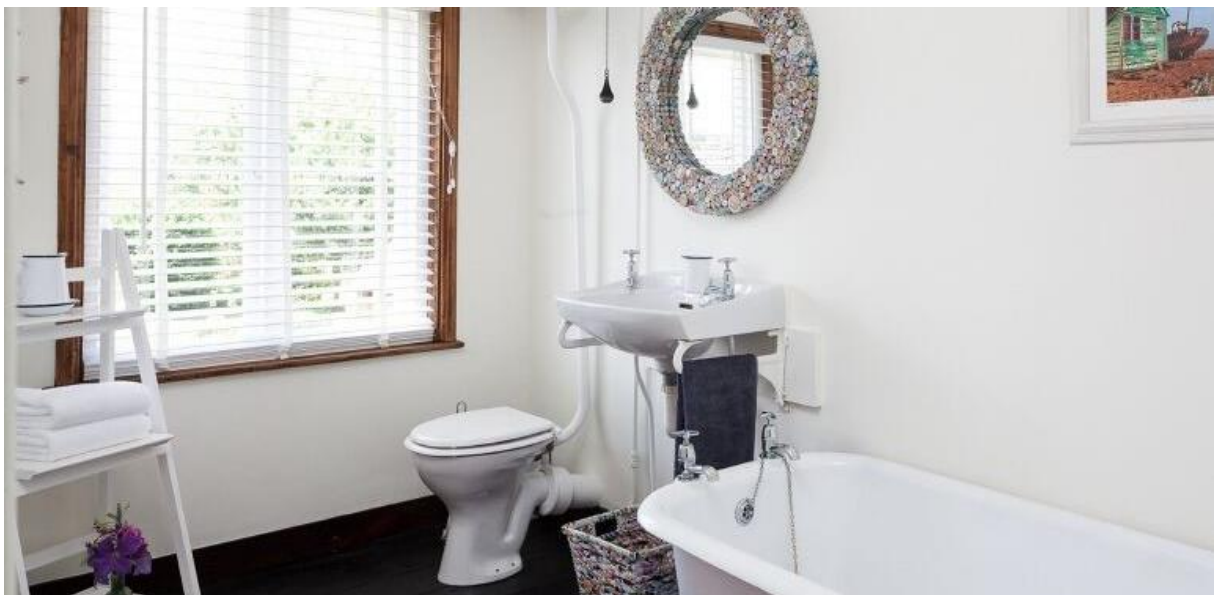
BIDDENDEN

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. 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

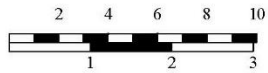
In addition to Cranbrook School, there are a number of excellent schools in the area which include John Mayne Primary School, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence together with a variety of state schools.

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.



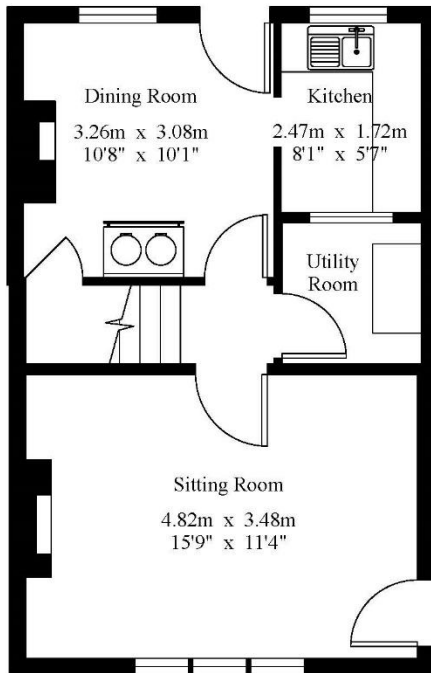
Vine Cottage

Gross Internal Area : 75.1 sq.m (808 sq.ft.)

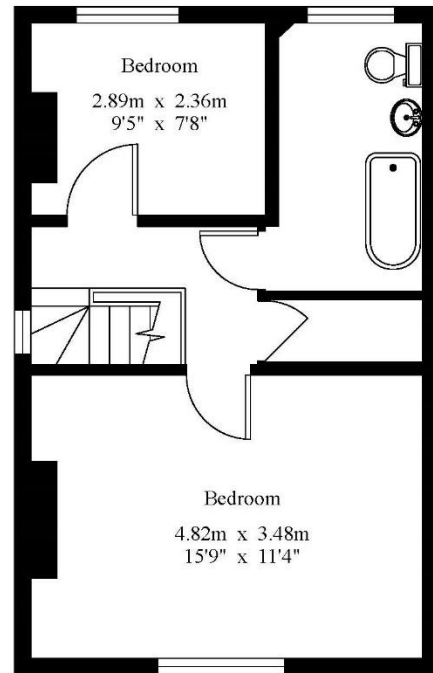


Feet
Metres

For Identification Purposes Only.
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Ground Floor



First Floor



SERVICES

Mains electricity, water and drainage. Electric Aga, electric radiators and open fire for heating.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band tbc - currently Business Rates as run as a Holiday Let

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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