

BIDDENDEN KENT





TENTERDEN ROAD, BIDDENDEN, KENT TN27 8BH

Spacious Detached Family Home with Equestrian Facilities

Entrance Hall * Sitting and Dining Room * Family Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Master Bedroom Suite * Guest Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Gardens and Grounds Approx. 5 Acres * Stabling * Workshop
Hay Barn * 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





This delightful, generously proportioned detached family home with equestrian facilities and approximately 5 acres is located on the rural outskirts of Biddenden.

Presented in immaculate order, the accommodation consists of an entrance hall, a triple aspect expansive sitting and dining room with open fireplace, a double aspect family room, a study, a stunning kitchen/breakfast room with doors to the terrace, a utility room and a cloakroom on the ground floor.

On the first floor there is a well proportioned master bedroom suite with a dressing room and a bath and shower room, a guest bedroom with ensuite shower room, three further bedrooms and a family bathroom.

Electric gates open onto the driveway which provides ample off road parking and adjoins the concrete stable yard, consisting of five stables, a hay barn and a workshop. The delightful paved terrace is ideal for outside entertaining and boasts a working fountain. Adjoining the terrace is a lawn with an ornamental fishpond and water feature and mature well stocked flower and shrub beds including a flower bed bordered with box hedging. Adjoining the more formal gardens there is an area of orchard planted with apple, pear, plum and peach trees. A gate leads to a meadow of approximately 2 acres which is home to a carp lake, adjoining this there is an area of woodland. The gardens and grounds total approximately 5 acres.

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

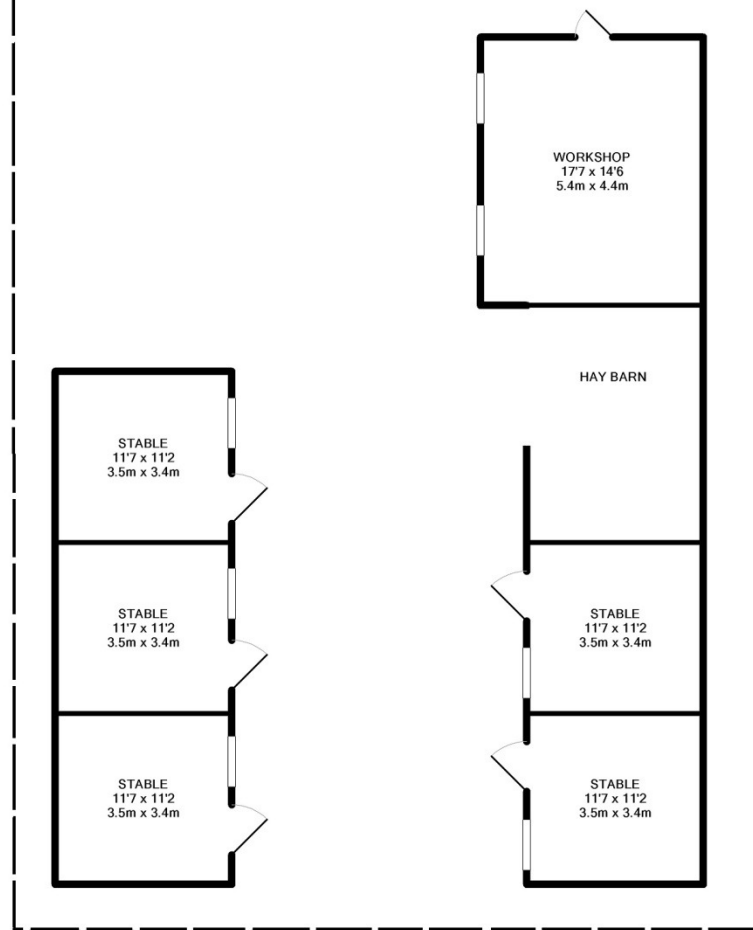
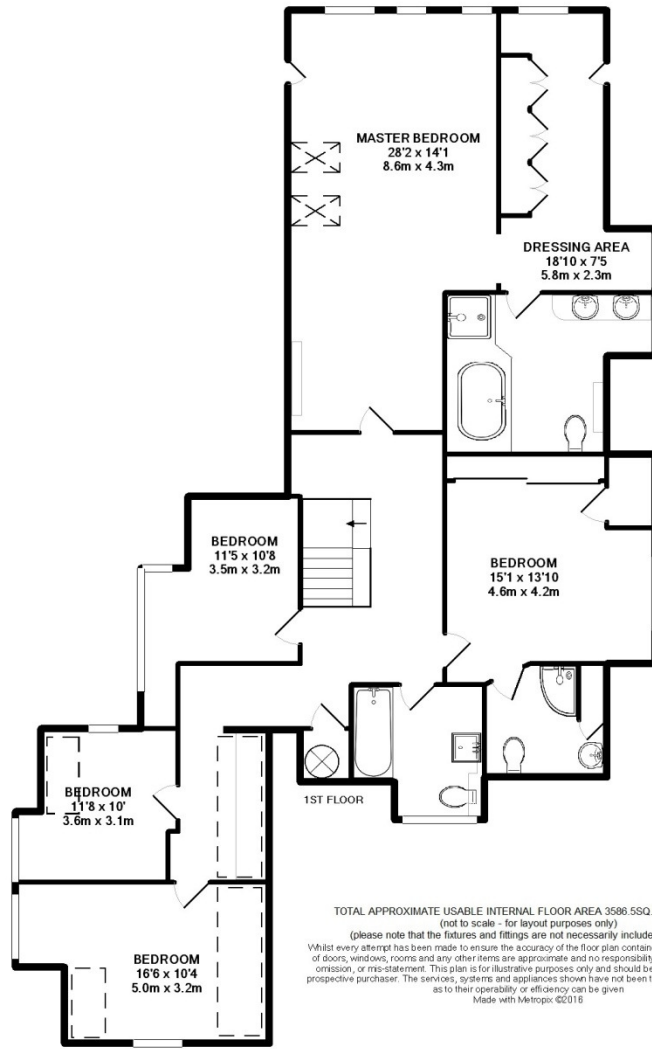
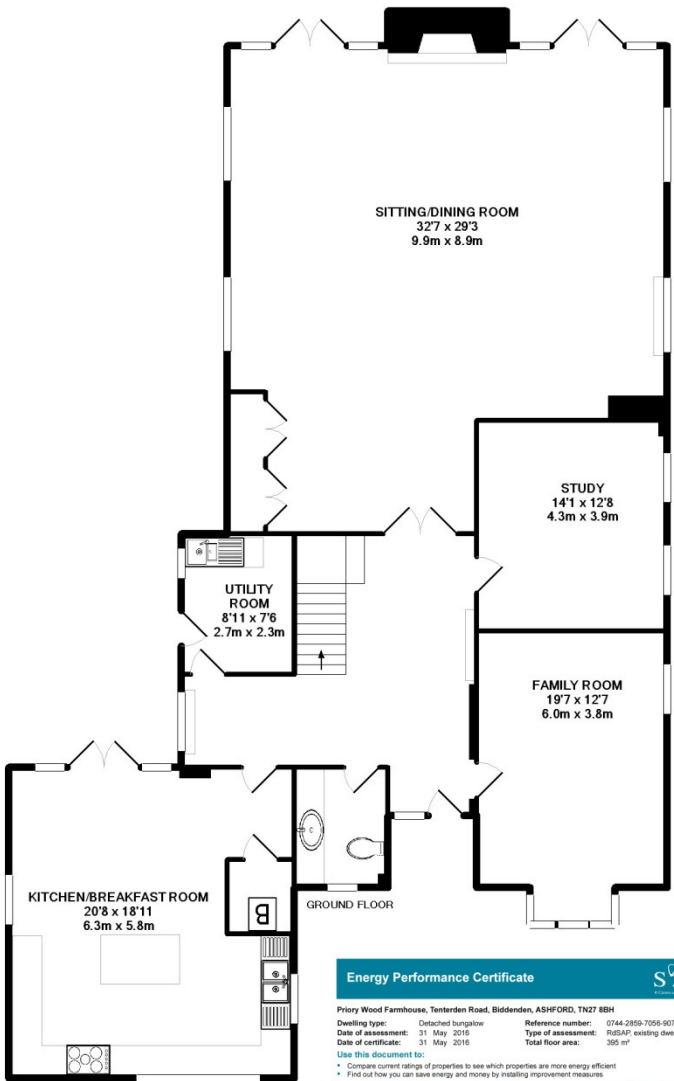


Located on the rural outskirts of the village of Biddenden, the amenities include the pub, post office, the village shop, a cafe, a Michelin-starred restaurant, tennis and squash clubs, a children's playground and village primary school.

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

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.



TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 3596 SQ.FT. (333.2SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The sensors, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2016

Energy Performance Certificate

Priony Wood Farmhouse, Tenterden Road, Biddenden, ASHFORD, TN27 8BH
 Dwelling type: Detached bungalow Reference number: 0744-2655-7055-8076-0421
 Date of assessment: 31 May 2016 Type of assessment: RPD/EP existing dwelling
 Date of certificate: 31 May 2016 Total floor area: 395 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

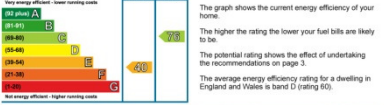
Estimated energy costs of dwelling for 3 years:	£ 11,997
Over 3 years you could save	£ 6,439

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 651 over 3 years	£ 411 over 3 years	
Heating	£ 10,898 over 3 years	£ 5,852 over 3 years	
Hot Water	£ 638 over 3 years	£ 455 over 3 years	
Totals	£ 11,997	£ 6,558	You could save £ 6,439 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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. Room-in-roof insulation	£1,500 - £2,700	£ 2,151	Yes
2. Cavity wall insulation	£500 - £1,500	£ 939	Yes
3. Floor insulation (solid floor)	£4,000 - £8,000	£ 729	Yes

See page 3 for a full list of recommendations for this property.
 To find out more about the assessment process and the actions you should take today to save money, visit www.direct.gov.uk/uk/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

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

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.





H&H
HARPERS AND HURLINGHAM