

BIDDENDEN KENT



FOSTEN LANE
BIDDENDEN, KENT TN27 8EL

Detached Family Home in Rural Location

Entrance Hall * Sitting Room * Garden Room * Dining Room * Study * Kitchen/Breakfast Room
Utility Room * Bedroom * Cloakroom * Integral Garage

Master Bedroom with Ensuite * Three Double Bedrooms * Family Shower Room

Garden and Grounds approximately 6.9 Acres * Lake * Summer House * Outbuildings

Cranbrook School Catchment Area

Light and airy, this attractive detached family home occupies a rural country lane position on the outskirts of the popular village of Biddenden.

Presented in immaculate order throughout, the accommodation consists of a galleried entrance hall, a drawing room leading to the garden room, a dining room, study, kitchen/breakfast room, bedroom, utility room and cloakroom on the ground floor. A door leads from the study through to the integral garage.

On the first floor there is a master bedroom with ensuite bathroom, two further double bedrooms and a family shower room. A staircase from the study leads to an additional double bedroom. The study, garage and bedroom could, subject to the necessary planning permission, be used to create an annexe.

A gate in the mature hedge opens onto the drive that sweeps around in front of the outbuildings to an area of off road parking. The enclosed garden is laid predominantly to lawn interspersed with mature flower and shrub beds and bordering a paved terrace. Within the grounds of approximately 6.9 acres there is a lake which is well stocked and a charming Summer House.

Harpers and Hurlingham

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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.

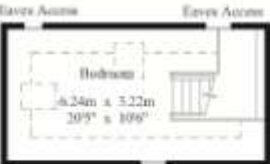
The village also has a 13th century church and, close by, the renowned Chart Hills Golf Club.

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.

Broadoaks

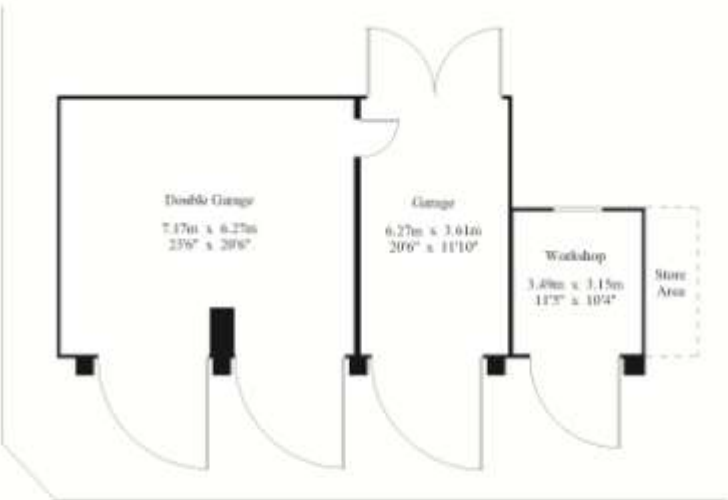
House - Gross Internal Area : 246.2 sq.m (2650 sq.ft.)
(Including Garage)
Garage Building - Gross Internal Area : 79.8 sq.m (858 sq.ft.)



First Floor



Ground Floor



First Floor

For Identification Purposes Only
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Energy Performance Certificate

Broadoaks, Biddenden, ASHFORD, TN27 8EL
Dwelling type: Detached bungalow
Date of assessment: 02 November 2016
Date of certificate: 02 November 2016
Reference number: 0126-2969-7239-4696-1044
Type of assessment: RUSAP, existing dwelling
Total floor area: 325 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:	£ 5,340
Over 3 years you could save	£ 1,944
Estimated energy costs of this home	
Lighting	Current costs: £ 537 over 3 years Potential costs: £ 300 over 3 years Potential future savings: £ 237 over 3 years
Heating	Current costs: £ 4,312 over 3 years Potential costs: £ 2,823 over 3 years Potential future savings: £ 1,489 over 3 years
Hot Water	Current costs: £ 591 over 3 years Potential costs: £ 273 over 3 years Potential future savings: £ 318 over 3 years
Totals	Current costs: £ 5,440 over 3 years Potential costs: £ 3,396 over 3 years Potential future savings: £ 2,044 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. Floor insulation (suspended floor)	£300 - £1,200	£ 613	✓
2. Low energy lighting for all fixed outlets	£50	£ 180	✓
3. Heating controls (thermostatic radiator valves)	£350 - £400	£ 231	✓

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 take today to save money, visit www.direct.gov.uk/savingenergy or call 0800 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 and water. Oil fired central heating. LPG for the hob.
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.





