

# BIDDENDEN, KENT





BENENDEN ROAD, BIDDENDEN, KENT TN27 8BY

## Striking Unlisted Period Cottage with Rural Countryside Views

Entrance Hall \* Sitting Room \* Dining Room \* Kitchen \* Shower Room

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Master Bedroom \* Two Further Bedrooms \* Family Bathroom

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Enclosed Garden \* Garage with Inspection Pit \* Attached Study \* Utility Area  
Room Above Garage \* Off Road Parking

This striking unlisted period cottage enjoys a rural setting on the outskirts of the sought after picturesque village of Biddenden some 5.3 miles from Headcorn Station and within the Cranbrook School Catchment Area. The cottage has excellent scope to extend and sits within its delightful gardens having unimpeded views over fields and the Biddenden Vineyard.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, a double aspect sitting room with inglenook fireplace and log burning stove, dining room with fireplace and log burning stove, fitted kitchen with door to the garden and shower room on the ground floor.

On the first floor there is a master bedroom with built-in wardrobe, two further bedrooms and a family bathroom.

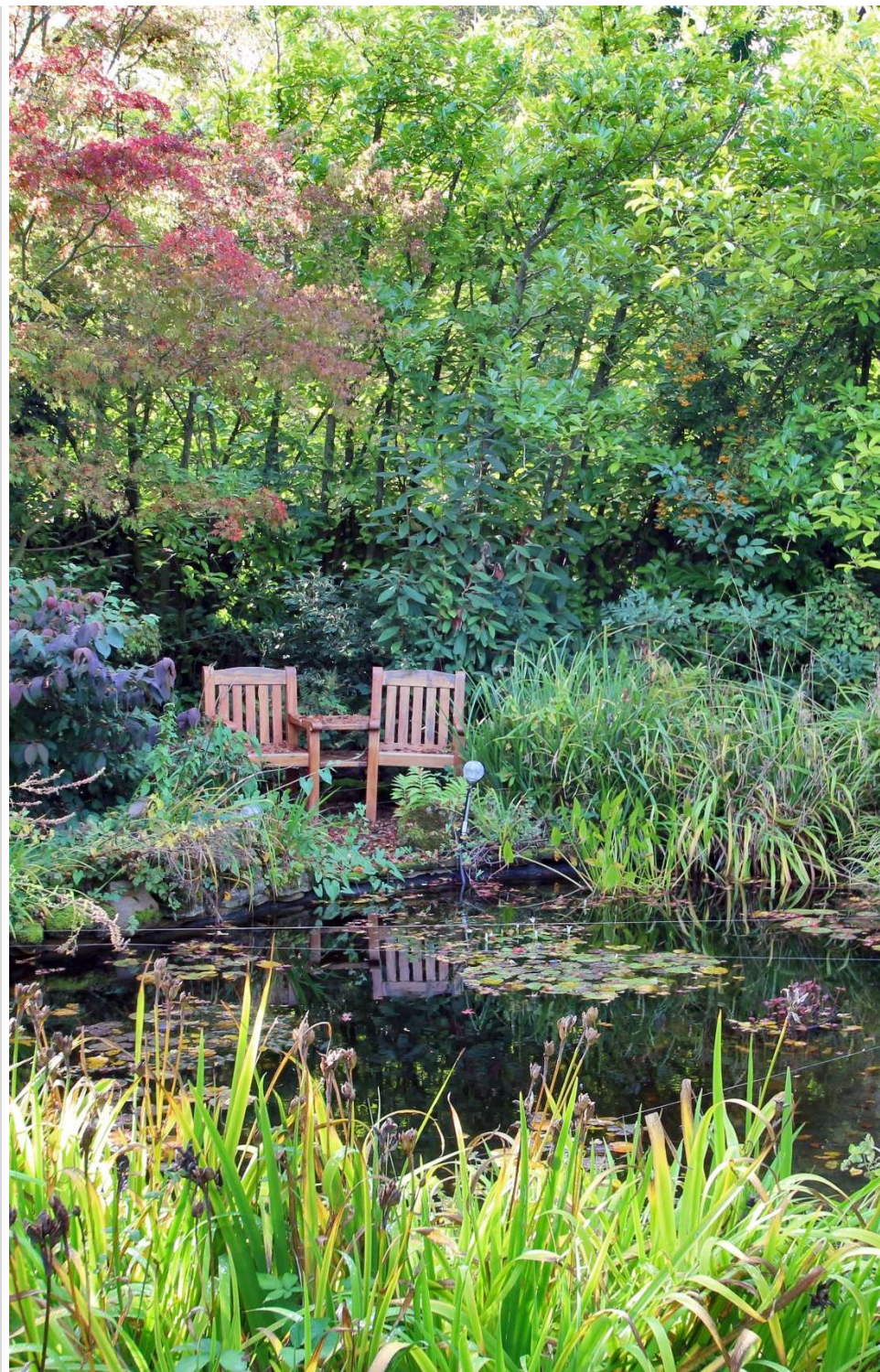
A gate opens onto the gravel drive which adjoins a paved area providing ample off road parking and leads to the garage with an attached study and utility area and room above. The delightful enclosed well stocked garden is laid predominantly to lawn with a charming pond and two areas of terrace from which to enjoy the views over the adjoining countryside.

### 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. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden.

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 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, the channel tunnel and the M25.





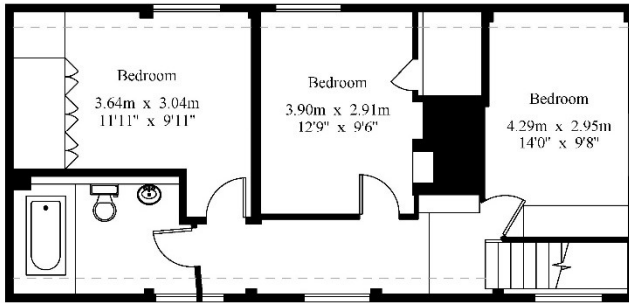
# Mannering Farmhouse

House - Gross Internal Area : 138.1 sq.m (1486 sq.ft.)

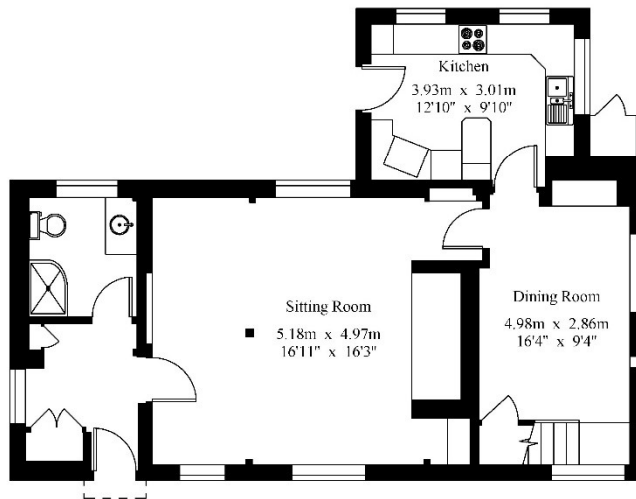
Garage - Gross Internal Area : 75.9 sq.m (816 sq.ft.)



----- Restricted Height



First Floor

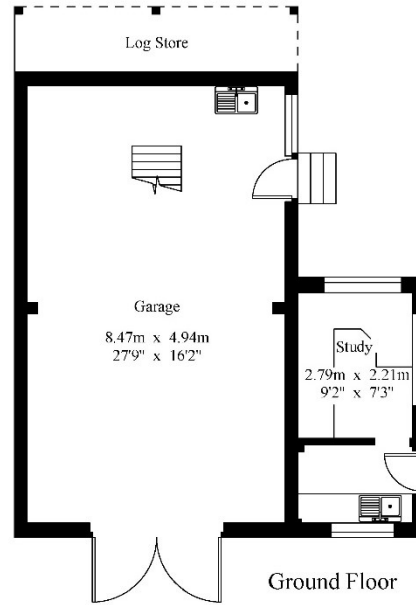


Ground Floor



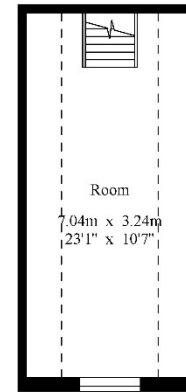
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Ground Floor

--- Restricted height



First Floor

## SERVICES

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.





