

BIDDENDEN KENT



HAREPLAIN ROAD, BIDDENDEN, KENT TN27 8EZ

Charming, Attached Twin Roundel Oast

Entrance Hall * Drawing Room with Study Area* Sitting Room * Dining Room
Kitchen/Breakfast Room * Cloakroom

Master Bedroom with Ensuite Bathroom* Two Roundel Double Bedrooms * A Further Bedroom
Family Bathroom Room

Garden with Terrace * Three Bay Garage * Parking Area

Unlisted, this charming, attached, twin roundel oast was converted in 1988. Presented in immaculate order throughout, the oast occupies a rural location on the outskirts of the village of Biddenden and enjoys far reaching views over the adjoining countryside.

Full of character and exhibiting many period features, the accommodation consists of a drawing room with fireplace leading to a study area, sitting room with log burning stove, roundel dining room, roundel kitchen/breakfast room and a cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite bathroom, three further bedrooms and a family bathroom.

Outside the oast enjoys a rural outlook with a sweeping drive leading to the parking area and garaging. The garden is laid to lawn interspersed with mature trees, a path leads to a paved terrace with raised flower beds and ornamental pond.

The property benefits from being located within the much sought after Cranbrook School Catchment Area.

Harpers and Hurlingham

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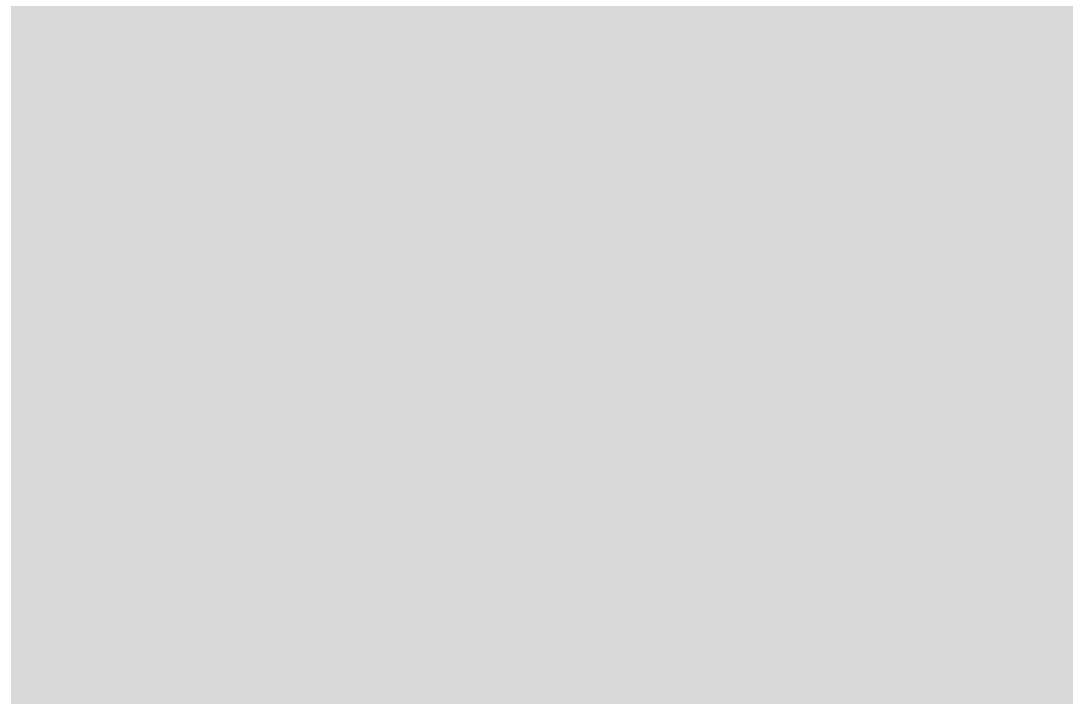


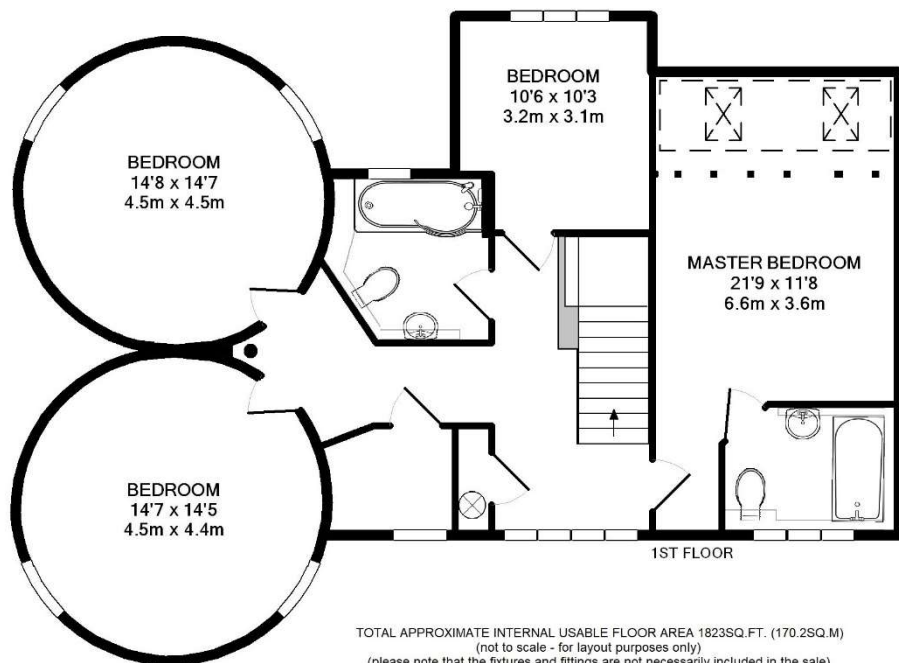
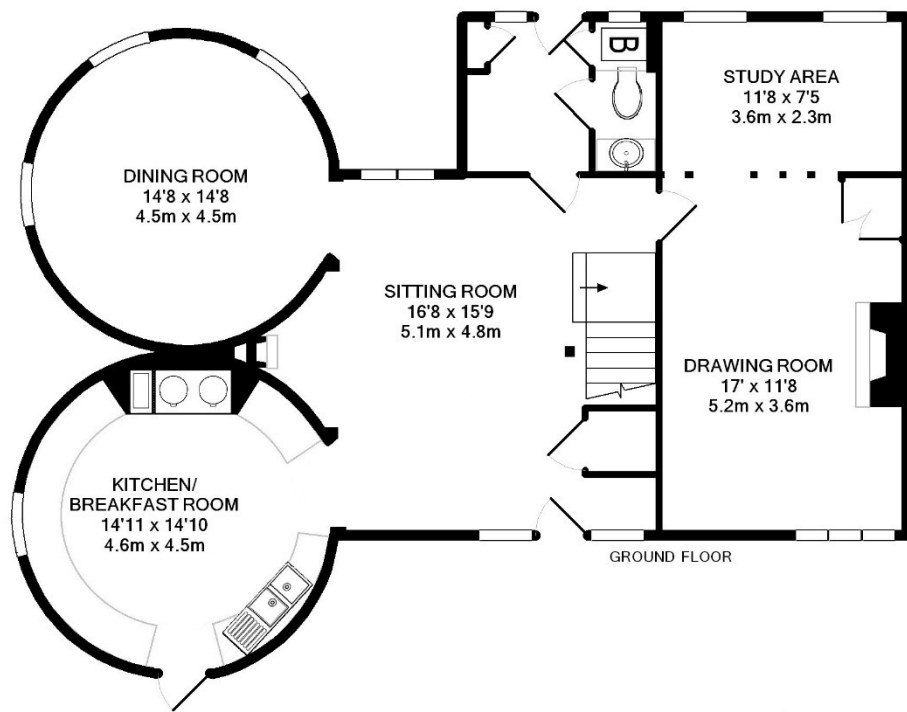
The oast is located on the outskirts of the pretty village of Biddenden with its excellent variety of shops including general convenience store, a hairdressers, a post office, two restaurants, an old country inn with a separate restaurant, a tea room and a gift shop to name but a few. The village also offers a 13th century church, various sporting clubs, playing fields and close by the renowned Chart Hills Golf Club.

Within a short walk of the oast there is also the well regarded country inn and restaurant, The Three Chimneys.

The property is within the sought after Cranbrook School Catchment Area and there are variety of other excellent schools in the area, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

Mainline rail services are available from nearby Headcorn.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1823SQ.FT. (170.2SQ.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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SERVICES

Mains electricity and water. Oil fired central heating. Shared private drainage.

Ashford Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

Energy Performance Certificate



Les Houbions, Biddenden, ASHFORD, TN27 8EZ

Dwelling type: Semi-detached house
Date of assessment: 20 February 2018
Date of certificate: 20 February 2018
Reference number: 8208-0405-5629-8827-3283
Type of assessment: RdSAP, existing dwelling
Total floor area: 187 m²

Use this document to:

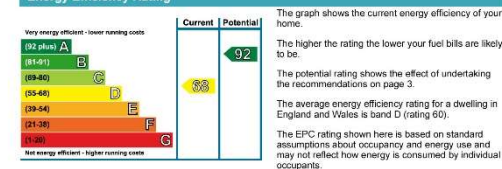
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,805
Over 3 years you could save	£ 558

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 624 over 3 years	£ 312 over 3 years	You could save £ 558 over 3 years
Heating	£ 1,839 over 3 years	£ 1,707 over 3 years	
Hot Water	£ 342 over 3 years	£ 228 over 3 years	
Totals	£ 2,805	£ 2,247	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 174
2 Low energy lighting for all fixed outlets	£85	£ 276
3 Solar water heating	£4,000 - £6,000	£ 111

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.gov.uk/energy-grants-consultor or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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