



'Our Focus Determines Your Reality'



Benenden Road  
Biddenden  
Kent  
TN27 8AL



Drawing Room \* Dining Room \* Garden Room  
Study \* Kitchen/Breakfast Room \* Utility Room \* Boot Room  
Shower Room

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Principal Bedroom with Ensuite \* Three Further Double Bedrooms  
Attic Room \* Family Bathroom

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Garden and Ground Approximately 1.5 Acres  
Double Garage \* Off Road Parking



## DELIGHTFUL DETACHED FAMILY HOME

This delightful detached family home occupies approximately 1.5 acres of garden in a rural but convenient situation on the outskirts of Biddenden.

The accommodation consists of an entrance hall leading to a drawing room with fireplace and doors to the terrace, a dining room with fireplace opening into a garden room again with doors to the terrace, a study, a kitchen/breakfast room with doors to the terrace, a utility room, boot room and shower room on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, three double bedrooms with built-in storage and a family bathroom. Stairs lead to a second floor attic room.

The terrace hosts a built-in barbecue and a Summerhouse. A path across the lawn leads to an area of woodland. Within the approximately 1.5 acres there are various outbuildings. Electric gates open on to the driveway where to one side there is an ornamental pond whilst on the other side there is a double garage and ample off road parking together with an electric charging point.



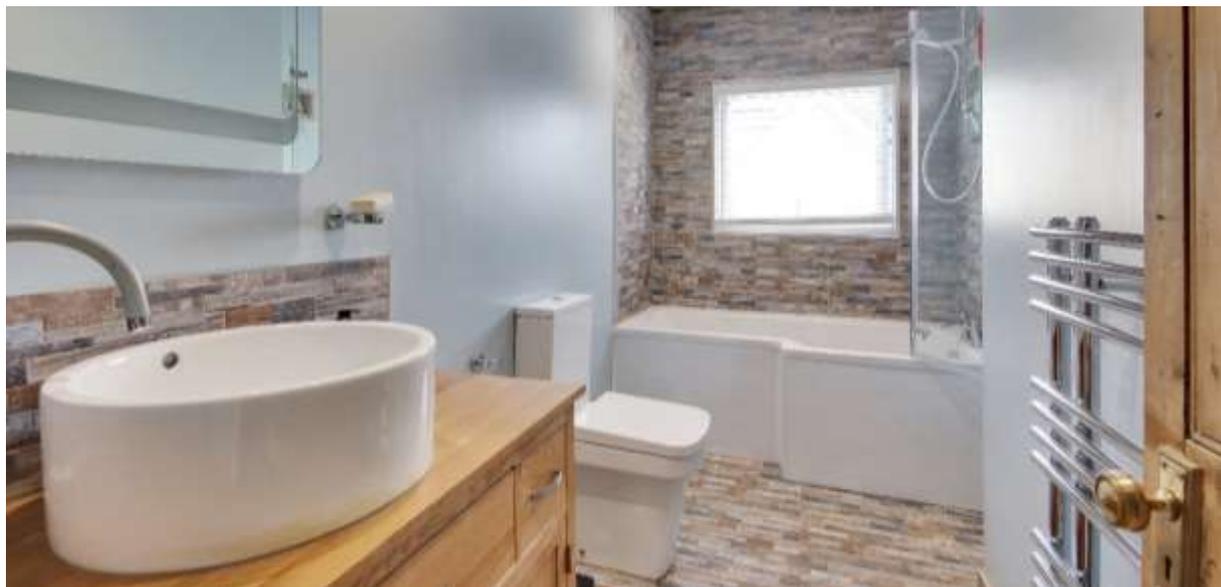
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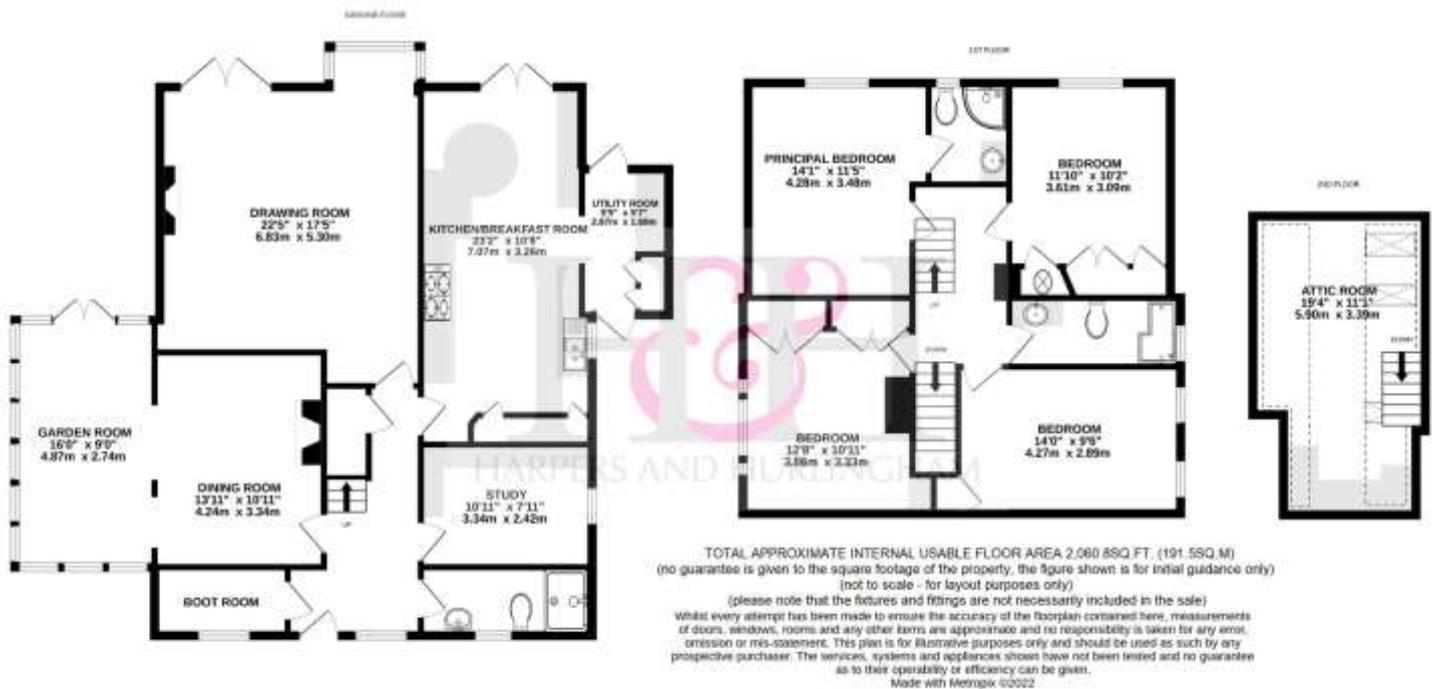
The amenities include the pub, post office, the village shop, a cafe, a Michelin-starred restaurant, tennis and squash clubs, a children's playground and village primary school. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden. The village also boasts a 13th 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.





## SERVICES

Mains electricity, water and drainage. LPG central heating.

EPC Rating: D – full details available on request

Covenants exist: Forthwith to erect and thereafter to maintain good and sufficient fences on the sides of the said piece of land marked T within the boundaries on the said plan; also that no hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment should be allowed upon the said land.

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.



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