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Frittenden Road  
Biddenden  
Kent  
TN27 8LF



Entrance Hall \* Sitting Room \* Kitchen/Dining Room \* Utility Room  
Two Ground Floor Double Bedrooms \* Ground Floor Bathroom

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Principal Bedroom, Ensuite \* Further Double Bedroom, Ensuite

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Garden and Grounds Approx 1.5 Acres \* Cart Lodge  
Outbuilding



## IMPRESSIVE BARN CONVERSION

Originally converted in the 1980s, this impressive 'honey' coloured barn has undergone a top to toe renovation sitting in approximately 1.5 acres on the outskirts of the charming village of Biddenden. The property is finished to a very high specification and provides the comforts of modern family life whilst retaining the character and features of a converted barn, a focal point being the stunning spiral staircase to the first floor.

The accommodation consists of an entrance hall opening into the double aspect kitchen/dining room with triple, double doors opening onto the terrace, a utility room with door to the garden and quadruple aspect sitting room with brick fireplace, exposed beams, and a vaulted ceiling; also, on the ground floor there are two double bedrooms and a family bathroom.

On the first floor there is a principal bedroom with ensuite shower room and a further double bedroom with ensuite shower room.

Sitting in approximately 1.5 acres of garden and grounds with gravel driveway leading to a detached double cart lodge and a detached outbuilding currently three storerooms. There is mature planting, trees, paved terracing, and a pond.



## BIDDENDEN

The amenities include the pub, post office, the village shop, a cafe, a restaurant, a children's playground, village primary school, tennis and squash clubs, bowls club, football club and Chart Hills golf club. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden and Cranbrook. The village also boasts a 13th century church.

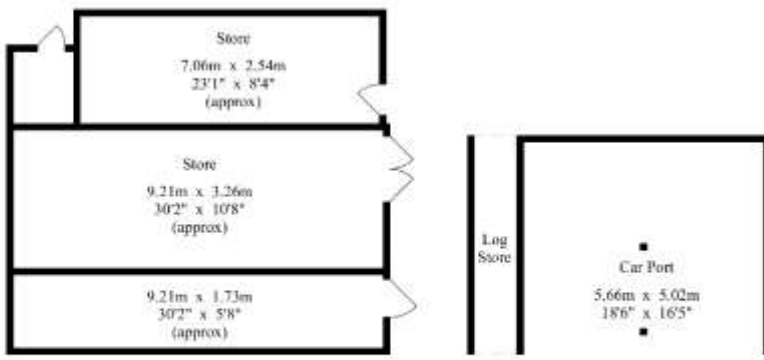
## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are several 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 are 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.





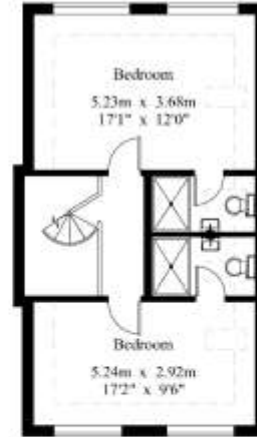


## Lashenden Barn

House - Gross Internal Area : 177.3 sq.m (1908 sq.ft.)

Stores (approx) - Gross Internal Area : 66.7 sq.m (717 sq.ft.)

Car Port - Gross Internal Area : 28.3 sq.m (304 sq.ft.)



First Floor

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## SERVICES

Mains electricity and water. Oil fired central and under floor heating. Private sewage treatment plant.

Ashford Borough Council - Council Tax Band F

EPC Rating: D

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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