



'Our Focus Determines Your Reality'



FULLERS WAY
Biddenden
Kent
TN27 8FQ



Entrance Hall * Sitting Room * Kitchen/Breakfast Room
Cloakroom

Principal Bedroom with Ensuite
Two Further Bedrooms * Family Bathroom

Enclosed Landscaped Garden
Car Port * Storeroom * Off-Road Parking



STRIKING END OF TERRACE FAMILY HOME

Completed in 2021, this striking, end of terrace, family home is one of 45 within a Millwood Designer Homes development, in the sought after village of Biddenden. The well-proportioned accommodation is finished to a high specification from the Schroder kitchens, Hansgrohe bathroom fittings to the built in wardrobes and benefits from the remaining six years of a premium building warranty.

The ground floor consists of an entrance hall, a triple aspect sitting room with tri-fold doors opening to the garden, a kitchen/breakfast room and a cloakroom. On the first floor there is a principal bedroom with ensuite shower room and built-in storage, two further bedrooms and a family bathroom.

The middle sections of the loft have professionally raised and boarded storage in compliance with new build regulations, with further shelving. A telescopic aluminium ladder provides access.

The garden has been professionally landscaped by Mandy Buckland (Greencube Design) winner of gold medals at RHS Chelsea and RHS Hampton Court. It is a low maintenance high impact garden with established pollinator encouraging planting and high-quality materials including corten steel planters and architectural features and locally sourced clay pavers.

The property has exclusive use of a space within the car barn which also provides a useful storeroom. Additional parking is provided in front of the car barn.



BIDDENDEN

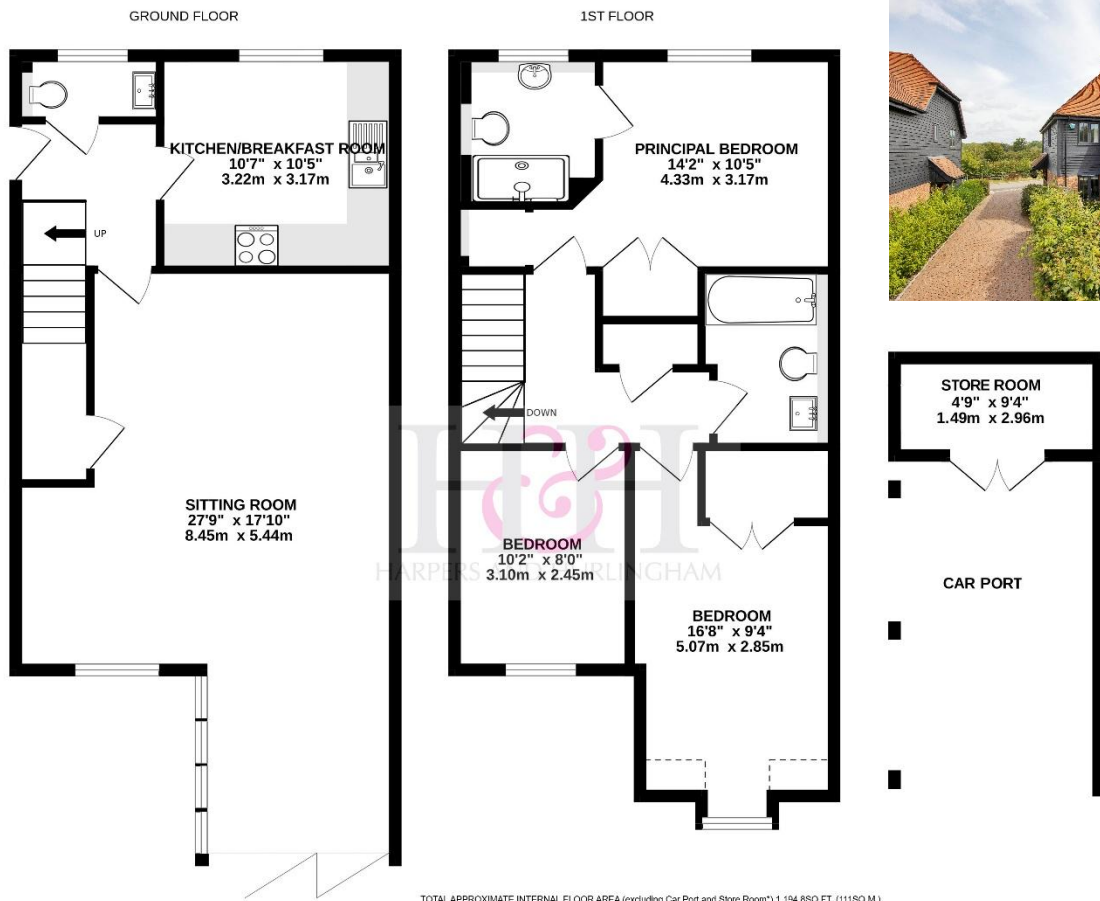
The amenities include the pub, post office, the village shop, a cafe, a restaurant, a children's playground, village primary school, tennis and squash clubs, bowls club, football club and Chart Hills golf club. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden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





SERVICES

Mains electricity, gas and water. Gas fired central heating. Shared estate drainage system.

Ashford Borough Council - Council Tax Band D

EPC Rating: B

Managed by RMG but with very active committee of freehold owners on the estate. Monthly fee of £72 to cover gardening on estate, road maintenance, sewerage, drainage, insurance costs etc.

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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