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# BIDDENDEN

Guide Price £750,000 - £775,000



Guide Price £750,000 - £775,000. A spacious five bedroom detached family home, which offers a plot of 0.37 acres with delightful well cared for gardens with rural views, modern kitchen/dining room and is situated within easy access to the picturesque village of Biddenden.

The modern kitchen/dining room is ideal for hosting dinner parties or enjoying family meals and offers a range of wall and base units with breakfast bar and integrated appliances. The sitting room offers large sliding patio doors leading to the rear garden and a log burning stove creates a cosy ambiance during the colder months.

The flexible living accommodation allows you to tailor the space to suit your lifestyle, whether you need a home office, playroom, or guest bedrooms. In addition to the two flexible rooms, the ground floor offers a double bedroom with en suite shower room, useful utility room and downstairs cloakroom. The first floor offers three double bedrooms, a modern family bathroom and additional shower room.

The property is approached via a gated in & out gravelled drive providing ample off road parking and leads to a large integral garage with workshop area to the rear and side access to both sides leading to rear garden. The delightful rear garden offers a southerly aspect, which overlook open countryside and are mainly laid to lawn, with variety of mature flower and shrub borders. In addition the patio provides a lovely spot for outdoor dining and overlooking the pretty fishpond. There are two wooden garden stores as well as a greenhouse.

Biddenden provides a variety of shops including a general convenience store, barber, hairdresser, post office, tea shop, two restaurants and a pub with a separate restaurant. The village also offers a 13th century church, various sporting clubs, playing fields and is close to the renowned Chart Hills Golf Club.

There is a mainline station at Headcorn with train services to London Bridge, Charing Cross and Cannon Street. Junction 8 of the M20 motorway offers road links to the south coast and the M25. Excellent schools in the area include John Mayne Primary School and Smarden Primary, with preparatory schools such as Dulwich, Marlborough House and St Ronan's. The property lies within the Cranbrook School catchment area and is in close proximity to Sutton Valence, Benenden and Bethany schools.

Services - Mains water, electricity and sewerage

Heating - Oil central heating

Broadband - Average Broadband Speed 12mb to 31mb

Mobile Phone coverage - Poor to Good

Flood Risk - Very Low



- FIVE BEDROOM DETACHED FAMILY HOME
- FLEXIBLE LIVING ACCOMMODATION
  - MODERN KITCHEN/DINING ROOM
- SITTING ROOM WITH LOG BURNING STOVE
  - CLOAKROOM AND UTILITY ROOM
- BATHROOM AND TWO SHOWER ROOMS
- LARGE GRAVELLED DRIVEWAY AND GARAGE WITH WORKSHOP
- DELIGHTFUL GARDENS WITH RURAL VIEWS
  - PLOT OF 0.37 ACRE
- OIL CENTRAL HEATING AND DOUBLE GLAZING









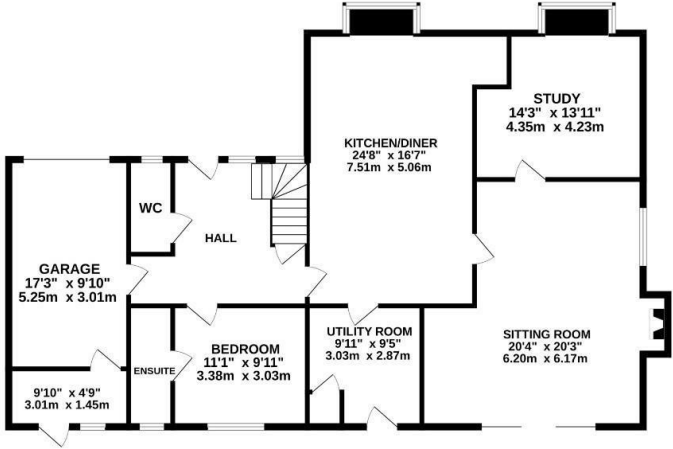




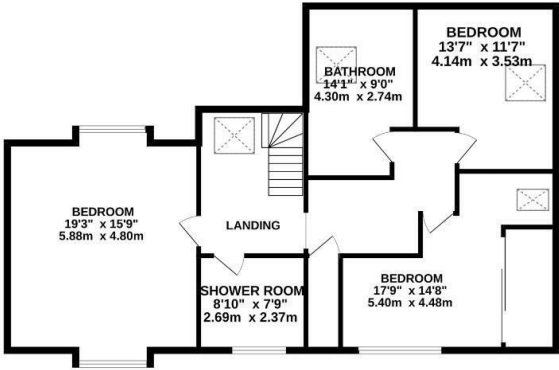




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Current	Potential	Current	Potential		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>	<b>90</b>	(92 plus) <b>A</b>			
(81-91) <b>B</b>		(81-91) <b>B</b>			
(69-80) <b>C</b>		(69-80) <b>C</b>			
(55-68) <b>D</b>		(55-68) <b>D</b>			
(39-54) <b>E</b>		(39-54) <b>E</b>			
(21-38) <b>F</b>		(21-38) <b>F</b>			
(1-20) <b>G</b>		(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

102 High Street, Tenterden, Kent, TN30 6HT | 01580 763278  
tenterdensales@hunters.com | www.hunters.com



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