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BIDDENDEN

Kypp Cottage, 1 Woolpack Corner, Biddenden, TN27 8BU

Asking Price £650,000













Deceptively spacious and beautifully presented detached cottage offering five bedrooms, three reception rooms, a stunning open plan kitchen/dining room and a generous garden with summer house/gym, located on the outskirts of the popular village of Biddenden and within the Cranbrook School catchment area.

The accommodation offers a spacious utility/boot room fitted with a range of shaker style wall and base units with doorways leading to a useful cloakroom with WC and a generous double aspect study which could also be used as an additional bedroom.

A further doorway leads into the stunning kitchen, also fitted with shaker style units and complementing Oak worksurfaces, with integrated dishwasher, fridge freezer, oven and hob with extractor above.

The kitchen is open onto the dining area which also offers stairs to first floor and leads into the bright triple aspect sitting room with striking oak flooring, log burning stove and French doors out to the rear garden.

The first floor offers a bright and inviting landing with large storage cupboard and leads to two double bedrooms, a good sized single bedroom and a fully tiled family bathroom with suite comprising of bath, basin with vanity storage beneath and WC.

From the landing, stairs lead up to the second floor and to a large bedroom with Dorma window and doorway through to a further bedroom with Dorma and offering built in storage.

Externally, the pretty cottage displays character features including hung tile, decorative timber details and pretty shutters. The private and generous garden is mainly laid to lawn with patio area that runs around the cottage, and is well stocked with an array of mature shrubs and trees. There is also a summer house divided into two separate rooms, currently a garden room and gym, but offering flexible usage.

To the front is a further lawn area with picket fence bordering the gravelled driveway providing off-road parking.

The village of Biddenden offers a variety of shops including general convenience store, hairdressers, a post office, two restaurants, pub with a separate restaurant, a tearoom and a gift shop. The village also offers a 13th century church, various sporting clubs, playing fields and close by 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, Cranbrook, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence.

Tenure - Freehold Services - Mains Water Broadband - Average Broadband Speed 1800mb Mobile Phone Coverage - Okay - Good Flood Risk - Very Low













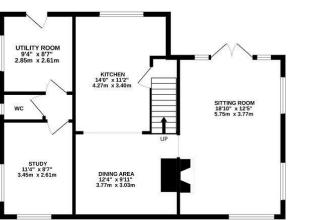




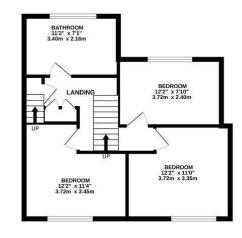




GROUND FLOOR 715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR 509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1666 sq.ft. (154.8 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, mea of doors, windows, noons 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 guarante as to their operability or efficiency can be given.

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2ND FLOOR 443 sq.ft. (41.1 sq.m.) approx

 DECEPTIVELY SPACIOUS DETACHED COTTAGE

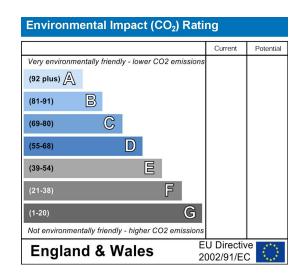
FOUR/FIVE BEDROOMS

Tenure: Freehold

Council Tax Band: G

- THREE RECEPTION ROOMS
- STUNNING OPEN PLAN KITCHEN/DINING **ROOM**
- GENEROUS UTILITY/BOOT ROOM
- PRETTY COTTAGE GARDEN
- GARDEN SUMMERHOUSE/GYM
- LARGE DRIVEWAY
- CRANBROOK SCHOOL CATCHMENT
- EPC RATING E

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A 83 (55-68) 45 Not energy efficient - higher running costs **England & Wales** 2002/91/EC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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