



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 Dormer window and doorway through to a further bedroom with Dormer 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.

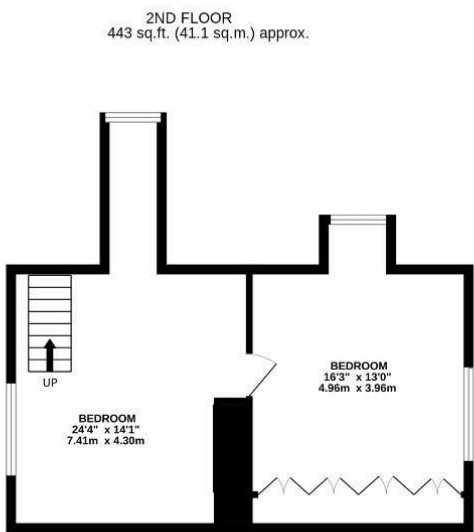
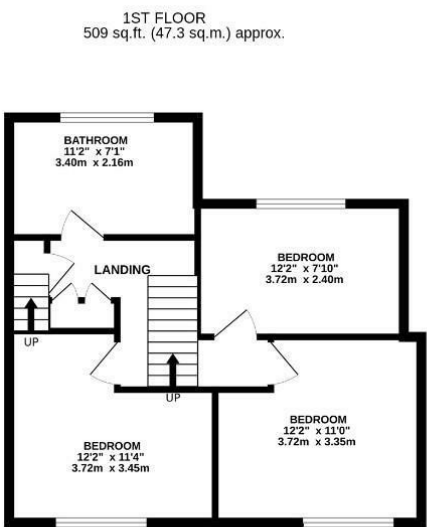
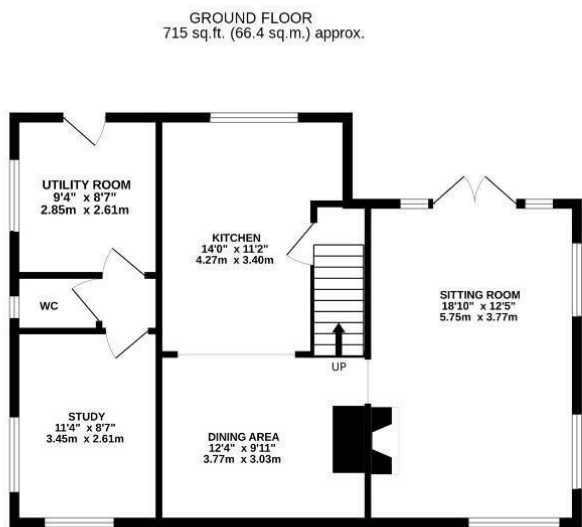
Tenure - Freehold
Services – Mains Water and Electricity. LPG Gas.
Broadband – Average Broadband Speed 1800mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low





Tenure: Freehold
Council Tax Band: G

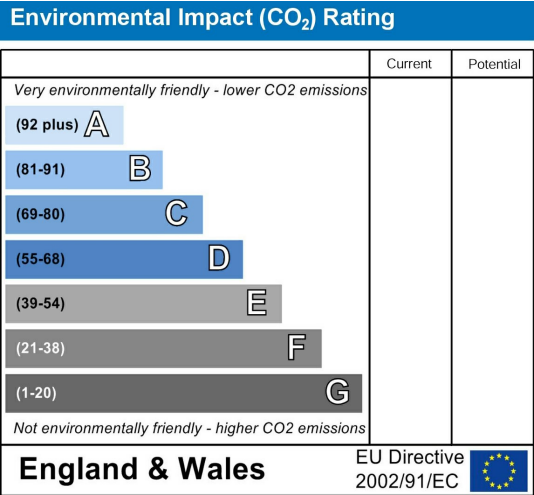
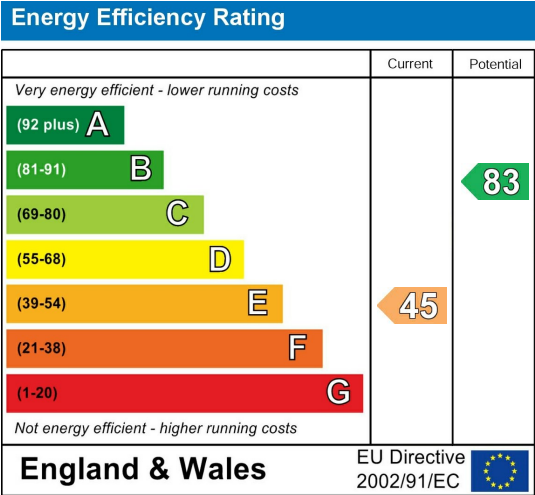
- DECEPTIVELY SPACIOUS DETACHED COTTAGE
- FOUR/FIVE BEDROOMS
- THREE RECEPTION ROOMS
- STUNNING OPEN PLAN KITCHEN/DINING ROOM
- GENEROUS UTILITY/BOOT ROOM
- PRETTY COTTAGE GARDEN
- GARDEN SUMMERHOUSE/GYM
- LARGE DRIVEWAY
- CRANBROOK SCHOOL CATCHMENT
- EPC RATING E



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, 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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