



# CLAPPER HILL FARM

Benenden Road, Biddenden, Kent TN27 8BY

savills



## Charming, unlisted 5 bedroom period family home set in about 3 acres, in Cranbrook School catchment (2019)

♦ Entrance Hall ♦ Sitting Room ♦ Family Room  
♦ Kitchen ♦ Dining/Breakfast Room ♦ Utility Room  
♦ Shower Room

♦ Five Bedrooms ♦ Dressing Room ♦ Shower Room  
♦ Family Bathroom

♦ Attractive Established Gardens ♦ Three Fenced Paddocks ♦ Workshop ♦ Home Office and Store Rooms ♦ Games Room ♦ Tool Shed ♦ Parking

### DESCRIPTION

Clapper Hill Farm is a charming, unlisted period home believed to date in part from the 17th century with later 21st century additions, set back from the road with lovely established gardens and paddocks of about 3 acres that adjoin a private vineyard to the east. The property, which has been in the same ownership for over 20 years provides flexible family accommodation arranged over two floors together with various useful outbuildings and former stables, all with scope for a range of uses.

Ground floor accommodation comprises;

A sitting room with attractive inglenook fireplace and an adjacent family room with French doors to the garden, both rooms enjoy a dual aspect.

A fitted kitchen which opens to the dining/breakfast room with Fired Earth floor tiles, old pine cupboards, a two oven oil fired Aga and space for freestanding appliances. A utility room and shower room complete the ground floor.

On the first floor there are five bedrooms which are served by a family bathroom and an en suite shower room. Off the main bedroom there is a dressing room with concealed wardrobe cupboards.

Clapper Hill Farm is approached via an in and out driveway, with a third vehicular access to the former stables and outbuildings. The well-established gardens extend to three sides of the house with lawns interspersed with mature oak, chestnut and varieties of fruit trees. Adjoining the gardens are three fenced grazing paddocks.





## SITUATION

- Local and comprehensive shopping: Biddenden, Cranbrook and Tenterden have various supermarkets, independent shops, pubs and restaurants. Tunbridge Wells has an excellent shopping centre, restaurants, boutiques, cinema and bowling complex.
- Mainline rail services: Fast and frequent services run from Headcorn to London Bridge, Waterloo, Charing Cross and Cannon Street. A high speed link from Ashford International to London St Pancras in about 37 minutes.
- Education: There is an excellent selection of schools in both the state and private sectors at primary and secondary levels.
- Leisure/sporting facilities: There are lovely walks from the property with direct access to Goldwell Woods from the top paddock. Local golf clubs include Hemsted Forest, Chart Hills and Rye in addition to sailing, fishing, riding, walking and mountain bike trails at Bewl Water, Bedgebury Forest and Pinetum.
- Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8, providing links to Gatwick and Heathrow airports and other motorways.

## DIRECTIONS

From Savills office in Cranbrook proceed down the High Street into Stone Street and take the first right onto The Hill. Continue along Golford Road towards Tenterden for about 4.7 miles and on reaching The Castletons Oak crossroads turn left signposted to Biddenden. Clapper Hill Farm will be found shortly on the right hand side as indicated by our Savills For Sale board.

## SERVICES

Oil fired central heating via radiators. Mains electricity, water and drainage.

## OUTGOINGS

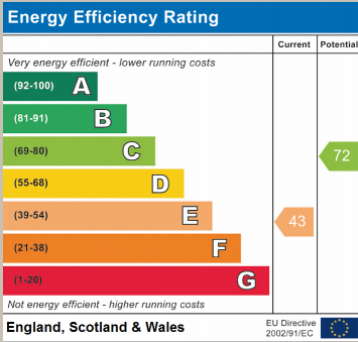
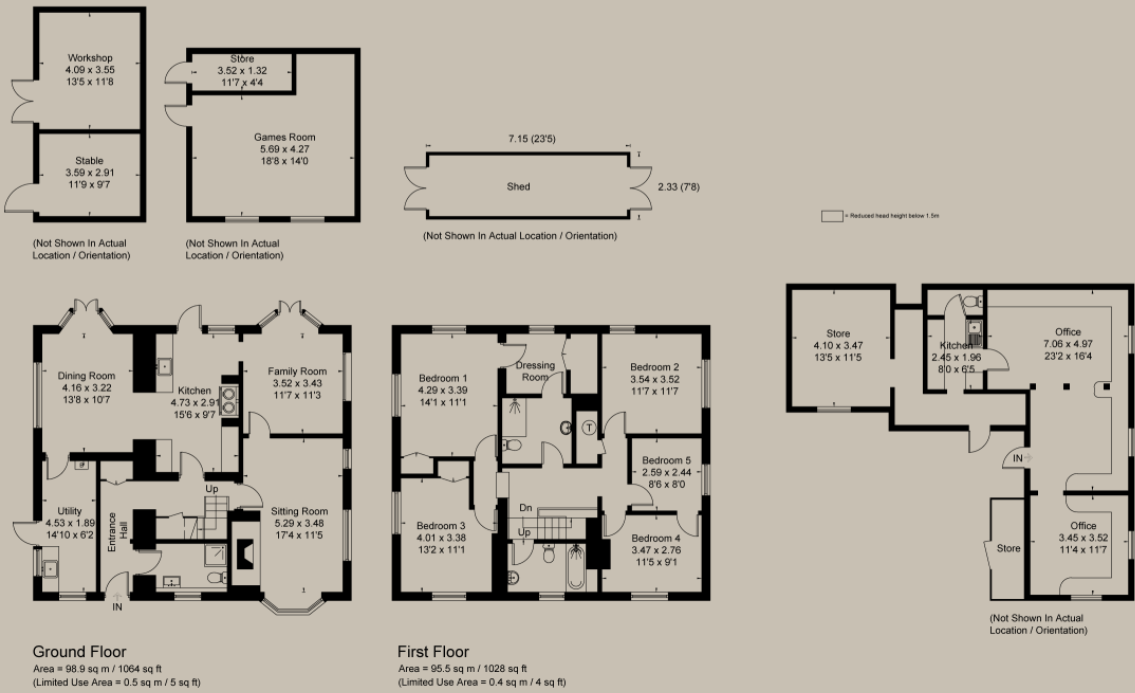
Ashford Borough Council - Tel: 01233 331111 Tax Band F.

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment with Savills.



Approximate Area = 194.4 sq m / 2092 sq ft  
Outbuildings = 131.2 sq m / 1412 sq ft  
Total = 325.6 sq m / 3504 sq ft (Excluding Shed)  
Including Limited Use Area (0.9 sq m / 9 sq ft)  
For identification only. Not to scale.  
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