



A charming detached period family property

North Street, Biddenden, Ashford, Kent, TN27 8BA

Offers in excess of £950,000 Freehold





A really versatile family home set within mature gardens • Four bedroom suites over two floors • Four reception rooms • Attractive well established gardens totalling 0.83 of an acre • Village centre about 0.1 of a mile • Headcorn station 3.8 miles with frequent services to London • Cranbrook School Catchment 2022

Local Information

Appledene lies about 0.1 of a mile to the north of the charming village of Biddenden, where there are various amenities, including a Michelin star restaurant, Post Office, grocery shop, tea rooms and hairdresser.

More extensive shopping can be found in Headcorn, Cranbrook, Tenterden and Tunbridge Wells with excellent shopping, restaurants, cinema and leisure complex.

Mainline Rail Services: Fast and frequent services run to London Bridge, Waterloo East and Charing Cross from Headcorn or Staplehurst stations. There is a high speed train service from Ashford to London St Pancras in about 37 minutes.

Education: There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels.

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.

About this property

Appledene is a charming and versatile four bedroom family property which is understood to date from circa 1918 with later additions and enjoying attractive

west facing gardens of approximately 0.83 of an acre, together with an in and out driveway and plenty of off road parking.

The ground floor accommodation includes; an entrance hall off which are the dual aspect dining and sitting rooms, the latter with a Jetmaster fireplace. An inner hall continues to a breakfast room and a good sized sitting room enjoying a triple aspect and with glazed doors that open to the garden and terrace.

The kitchen has a range of painted cupboards, an electric oven and hob and lovely views over the gardens. There is a pantry/larder and a boot room.

The first floor landing is a wonderful space with fitted bookcases, wardrobe and airing cupboard and a hatch to a boarded loft area. There are three attractive bedrooms, all served by en suite facilities and one having access to a decked balcony enhanced with rambling roses. There is a further bedroom suite on the ground floor.

Outside the gardens surround the house, there is courtyard area which stretches away to the lawns, planted with lavender bushes, around 80 varieties of old rose, fruiting mulberry, quince, plum, apple and pear trees.



The gardens continue to a wild garden area, underplanted with oak saplings.

There is a substantial outbuilding which incorporates several store rooms and a workshop, with power and light connected.

Agent's Note

The property is subject to an overage clause, please refer to Savills office for further details.

Tenure

Freehold

Local Authority

Ashford Borough Council

Council Tax

Band = G

Services

All mains services.

Directions

From the Wilsley Pound roundabout on the A229 take the turning towards Sissinghurst and Biddenden (the A262). On reaching the village of Biddenden turn left and after passing the 40 mph sign Appledene is the first drive on the left hand side.

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office.
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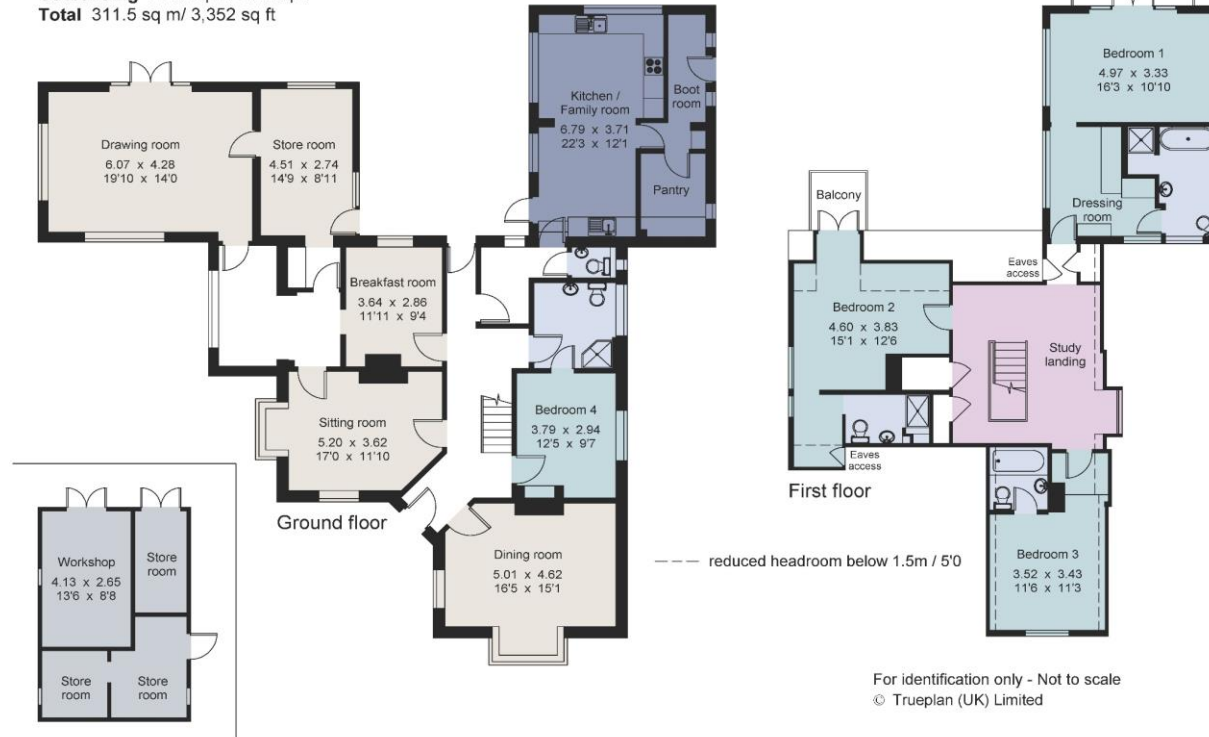
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Appledene, Biddenden

Gross internal area (approx) 284.5 sq m/ 3,062 sq ft

Outbuilding 27.0 sq m/ 290 sq ft

Total 311.5 sq m/ 3,352 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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